

# CITY COUNCIL REPORT



Meeting Date: January 24, 2012  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

### Scottsdale and Lincoln Mixed Use 13-ZN-2011

#### Request to consider the following:

1. Adopt Ordinance No. 3990 approving the Development Plan and a zoning district map amendment from Commercial Office District (C-O) zoning to Planned Unit Development (PUD) District zoning, including amended development standards for Average Setback and Residential Open Space, finding that the Planned Unit Development (PUD) District criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, on a 8.44 +/- acre site located at 6510 N. Scottsdale Road.
2. Adopt Resolution No. 8930 declaring as a Public Record that certain document entitled, "Scottsdale and Lincoln Mixed Use Development Plan Including Amended Development Standards."

## OWNER

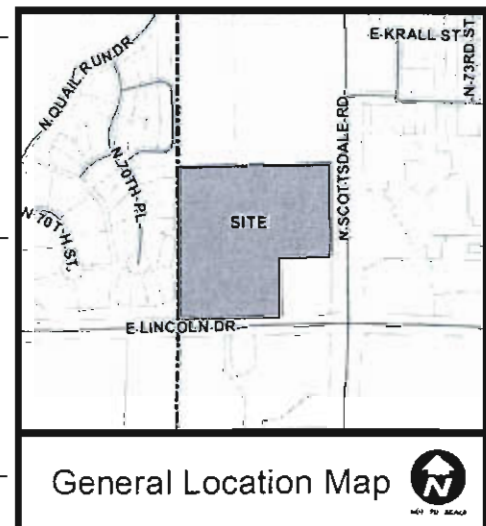
Cam-8, LLC  
602-684-7945

## APPLICANT CONTACT

Jason Morris  
 Withey Morris, PLC  
 602-230-0600

## LOCATION

6510 N. Scottsdale Road



## **BACKGROUND**

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### **General Plan**

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. This category includes areas that could accommodate higher density housing combined with contemporary office or retail uses or mixed-use structures with residential above commercial or office. Mixed-use neighborhoods are concentrated primarily in growth and activity areas.

### **Southern Scottsdale Character Area Plan**

The site is located within the boundaries of the Southern Scottsdale Character Area Plan, which designates the property as Mixed-Use Neighborhoods. This category includes areas that could accommodate higher density housing combined with contemporary office or retail uses or mixed-use structures with residential above commercial or office. Mixed-use neighborhoods are concentrated primarily in growth and activity areas.

### **Zoning**

The site is currently zoned Commercial Office District (C-O). The C-O zoning district is intended to provide an environment for, and conducive to, development of office and related uses adjacent to the central business district or other major commercial cores.

### **Context**

The subject property is located northwest of the northwest corner of E. Lincoln Drive and N. Scottsdale Road and is surrounded by a mix of uses including office, retail, hotel, and residential uses in the Commercial Office District (C-O), Central Business District (C-2), Multiple-Family Residential District (R-5) and Resort/Townhouse Residential District (R4-R) zoning districts. Please refer to context graphics attached.

### **Key Items for Consideration**

- Implementation of Mixed-Use Neighborhoods land use designation for this area of city
- Amended development standards request for Average Setback and Residential Open Space
- Planning Commission heard this case December 14, 2011 and recommended approval with a vote of 5-0.

### **Other Related Policies, References:**

General Plan

Southern Scottsdale Character Area Plan

Zoning Ordinance

## **APPLICANTS PROPOSAL**

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### **Goal/Purpose of Request**

The applicant's request is for a zoning district map amendment from Commercial Office District (C-O) zoning to Planned Unit Development (PUD) District zoning, including amended development standards for Average Setback and Residential Open Space. The applicant is making these requests to permit the proposed mixed-use development consisting of 264 residential units and 23,000

square feet of commercial space on the site.

### **Development Information**

- Existing Use: Vacant office use
- Proposed Use: Multi-family residential and retail uses
- Buildings/Description: Five new residential buildings and two new retail buildings
- Parcel Size: 7.5 net acres (8.44 gross acres)
- Building Height Allowed: 48 feet
- Building Height Proposed: Varies – no more than 48 feet plus allowable mechanical screening
- Parking Required: 482 spaces
- Parking Provided: 498 spaces
- Open Space Required: 36,774 square feet / 0.84 acres
- Open Space Provided: 93,997 square feet / 2.15 acres
- Floor Area: 326,000 square feet
- Density Allowed: Density determined by Development Plan
- Density Proposed: 31.28 dwelling units per gross acre

## **IMPACT ANALYSIS**

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### **Land Use**

The 2010 Southern Scottsdale Character Area Plan Land Use Map designates the site as Mixed-Use Neighborhoods. The proposed zoning district map amendment would introduce multi-family residential along with a retail component onto the site and allow for the implementation of the goals of the Southern Scottsdale CAP, which promotes a mixture of land uses in this area. In addition, the proposed multi-family land use would be located adjacent to existing retail and employment uses and could encourage more pedestrian circulation in the area and a reduction in overall vehicle trips, while introducing workforce housing in the larger area.

### **PUD Findings**

As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend and the City Council shall find that the following criteria have been met:

- a. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.
  - **The proposed development promotes the revitalization of the area by redeveloping the existing underutilized site into a use that will help sustain existing uses surrounding the site. In addition, the proposed development promotes the goals, policies and guidelines of the General Plan by expanding the diversity of land uses in the resort corridor area, by providing usable open space as part of the development and by providing pedestrian connections to existing developments in**

the surrounding area.

- b. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.
  - **The site is currently zoned Commercial Office District (C-O). The C-O district does not permit non-medical-based multi-family residential, a large part of the applicant's proposed project.**
- c. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.
  - **The site of the proposed project is located within a larger area containing a mixture of uses ranging from retail and office to hotel/resort and other employment uses. The proposed multi-family and commercial development will be compatible with those adjacent uses and promotes the stability and integrity of those uses by introducing a residential use to the area that will help sustain existing retail business and employment areas within the vicinity, while helping to strengthen retail and commercial uses.**
- d. There is adequate infrastructure and city services to serve the development.
  - **City staff has determined that there are adequate infrastructure and city services to serve the development.**
- e. The proposal meets the following location criteria:
  - i. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries nor within the boundaries of the Downtown Area.
    - **The proposed development is not located within an area zoned ESL or within the boundaries of the Downtown Area.**
  - ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.
    - **The proposed development fronts onto both a major arterial street and minor collector street, as defined by the Transportation Master Plan.**

### **Amended Development Standards**

To encourage sensitivity to site conditions and provide flexibility in planning, an application for the PUD district may request to amend development standards of the PUD district, other than maximum building height. The applicant is requesting to utilize this provision for the following development standards:

1. Average Setback – N. Scottsdale Road. The applicant is requesting an amendment to increase the average setback requirement from 32 feet to 41'-0".
  - The proposed amendment would allow the buildings fronting on N. Scottsdale Road to be located further back from the planned curb line of the roadway, which would more closely mimic the existing one-story buildings located south of the site and the large

office building located north of the site. In addition, the increased setback would allow the building to fit better contextually with existing buildings in the surrounding area. Finally, the increased setback will allow additional landscaping between the proposed building and the road.

2. **Residential Open Space – Private Outdoor Living Space.** The applicant is requesting an amendment to remove the private outdoor living space requirement. The development standard requires that each dwelling unit be provided an adjoining private outdoor living space equal to a minimum of five (5) percent of the gross floor area of the dwelling unit.
  - The proposed amendment would allow the developer of the project to reduce the size of patios and balconies on 50% of the total units of the proposed development. The applicant has indicated that all of the dwelling units of the project would be designed with an adjoining private outdoor living space, but some smaller units may provide a small, “Juliet” type balcony in-lieu of a larger balcony that meets the minimum ordinance requirement. Generally, development projects are encouraged to provide a private outdoor living space adjoining each unit that is sufficient in size to allow several people to sit or stand comfortably outside the unit. This is done to encourage developments to connect with the outdoor lifestyle that is promoted and enjoyed within the community. The applicant has stated that recent experience of their client indicates that full-size balcony spaces are no longer always desirable, especially considering a more urban-type development.

The Development Review Board recommended approval of the applicant’s proposed amended development standard after consideration of environmental and aesthetic aspects. The Board also acknowledged current market trends in their consideration as well as the developer’s provision that reduced the balcony size, but did not eliminate them altogether.

### **Traffic/Trails**

The Transportation Department has reviewed the proposed development, including revised access points and pedestrian circulation. The applicant has submitted a detailed traffic impact study for the proposed development. The study estimates a total of 3,500 daily vehicle trips generated by the site under the current conditions. Additionally, the study estimates a total of 2,736 daily vehicle trips to be generated under the proposed development condition, or an overall reduction of 764 vehicle trips daily. There are currently no trails located adjacent to the proposed development. The applicant is proposing to enhance the existing sidewalks in the area along both E. Lincoln Drive and N. Scottsdale Road. There are no traffic impacts anticipated as a result of the proposed development.

### **Water/Sewer**

The City’s Water Resources Department has reviewed the applications and finds that there are adequate wastewater services for the proposed use. The site is located within the water service area Arizona American Water company, which has determined that adequate service will be provided to the proposed development.

### **Public Safety**

The City's public safety departments have reviewed the applications and find that there is adequate ability to provide fire and police services for the proposed use. No impacts are anticipated as a result of the proposed rezoning request.

### **School District Comments/Review**

The applicant has notified the Scottsdale Unified School District of the proposed requests. The School District has confirmed that there are adequate facilities to accommodate the applicant's proposed use.

### **Open Space**

The proposed development will be providing over 2 ½ the amount of open space required for the project. The applicant has provided a large central open space area within the residential portion of the project and has provided other open space areas throughout the site to provide appropriate visual and recreational open space opportunities. The applicant is requesting to amend the private outdoor living space requirement to allow flexibility in design for residential units on the site. Please reference the Amended Development Standards section of the report.

### **Community Involvement**

The applicant notified all property owners within 750 feet of the site and held an open house to present the requests on September 7, 2011. A copy of the applicant's Citizen Involvement Report is attached to this report. The city also notified all property owners within 750 feet of the site. City staff has received one phone and one e-mail inquiry with general questions regarding the request.

### **Policy Implications**

The Planned Unit Development (PUD) District is intended as a tool to help implement the City's goals of the General Plan's Mixed-Use Neighborhoods land use designation. The PUD zoning district provides for that purpose by allowing a mix of uses within the same district, while also allowing for development flexibility through the use of amended development standards. Most amended development standards requests are for flexibility in setbacks, stepbacks or other building design standards. The applicant's request includes a provision for an increase in average building setbacks as well as a reduction in the private outdoor living space of half of the development's dwelling units. Although the PUD district is intended to promote a more urban development type, the site is located within an area with a traditionally suburban character and the applicant's request to increase the average building setback allows the site to help appropriately transition the area to a more urban typology.

The applicant's request for a reduction in the private outdoor living space requirement reflects current market trends. In addition, when considered along with appropriate environmental considerations in building design, including holistic shading techniques and significant building articulation, the use of smaller, "Juliet" type balconies are appropriate and were received favorably by the Development Review Board.

## **OTHER BOARDS & COMMISSIONS**

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### **Planning Commission**

Planning Commission heard this case on December 14, 2011 and found that the that the Planned Unit Development (PUD) District criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and recommended approval with a vote of 5-0.

### **Development Review Board**

The Development Review Board reviewed the proposed zoning district map amendment case at their December 1, 2011 hearing to make a recommendation to the Planning Commission regarding design compatibility, environmental responsiveness, solar shading, connectivity and open space of the project. The Board also reviewed the applicant's proposed amended development standard for Residential Open Space. The Board voted 6-1 to forward a favorable recommendation of the proposed project to the Planning Commission, and recommended approval of the applicant's proposed amended development standard request for Residential Open Space.

During the discussion on the item, Board members considered several aspects of the applicant's proposal including the Development Plan's response to environmental considerations, vehicular and pedestrian circulation, building setbacks from adjacent streets and the applicant's amended development standards request. The applicant was encouraged by some Board members to increase the building setbacks from the street to match the character of existing building setbacks of other properties in the area. In addition, the applicant received favorable response to their amended development request for a reduction in the Residential Open Space requirement.

## **OPTIONS & STAFF RECOMMENDATION**

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### **Recommended Approach:**

1. Adopt Ordinance No. 3990 approving the Development Plan and a zoning district map amendment from Commercial Office District (C-O) zoning to Planned Unit Development (PUD) District zoning, including amended development standards for Average Setback and Residential Open Space, finding that the Planned Unit Development (PUD) District criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, on a 8.44 +/- acre site located at 6510 N. Scottsdale Road.
2. Adopt Resolution No. 8930 declaring as a Public Record that certain document entitled, "Scottsdale and Lincoln Mixed Use Development Plan Including Amended Development Standards."

## **RESPONSIBLE DEPARTMENT**

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### **Planning, Neighborhood and Transportation**

Current Planning Services

## STAFF CONTACT

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Brad Carr, AICP  
Senior Planner  
480-312-7713  
E-mail: bcarr@ScottsdaleAZ.gov

## APPROVED BY

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Brad Carr, AICP, Report Author

1.9.2012


Date



Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

1/9/2012

Date



Connie Padian, Administrator  
Planning, Neighborhood and Transportation  
480-312-2664, cpadian@scottsdaleaz.gov

1/9/2012

Date

## ATTACHMENTS

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1. Ordinance No. 3990  
Exhibit 1. Stipulations  
Exhibit 2. Zoning Map
2. Resolution No. 8930  
Exhibit 1. Scottsdale and Lincoln Mixed Use Development Plan Including Amended Development Standards
3. Additional Information
4. Applicant's Narrative
5. Context Aerial
- 5A. Aerial Close-Up
6. General Plan Map
7. Citizen Participation Report
8. City Notification Map
9. December 14, 2011 Planning Commission Minutes



ORDINANCE NO. 3990

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 13-ZN-2011 FROM COMMERCIAL OFFICE DISTRICT (C-O) ZONING TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ZONING, INCLUDING APPROVAL OF A DEVELOPMENT PLAN AND AMENDED DEVELOPMENT STANDARDS FOR RESIDENTIAL OPEN SPACE, ON AN 8.44 +/- ACRE SITE LOCATED AT 6510 N. SCOTTSDALE ROAD.

WHEREAS, the Development Review Board made a recommendation to the Planning Commission and Planning Commission held a public hearing on December 14, 2011 and made the required recommendations; and

WHEREAS, the City Council held a public hearing on January 24, 2012; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 13-ZN-2011.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. The Planning Commission has made findings in conformance with the requirements of the PUD district and the Council also finds:

- A) The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines;
- B) The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning;
- C) The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods;
- D) There is adequate infrastructure and city services to serve the development;
- E) The proposal meets the following location criteria:
  - 1. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.

2. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.

Section 2. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended on a 8.44 +/- acre parcel located at 6510 North Scottsdale Road, marked as "Site" (the Property) on the map attached as Exhibit 2, to rezone from Commercial Office District (C-O) zoning to Planned Unit Development (PUD) District zoning, including approval of a Development Plan and amended development standards for Residential Open Space upon a finding that the amended development standards achieve the purpose of the PUD better than the existing standards and by incorporating that certain document entitled "Scottsdale and Lincoln Mixed Use Development Plan Including Amended Development Standards," declared a public record by Resolution No. 8930 into this ordinance by reference as if fully set forth herein.

Section 3. That the above approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 24<sup>th</sup> day of January, 2012.


ATTEST:

CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
W.J. "Jim" Lane  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Bruce Washburn, City Attorney  
By: Sherry R. Scott, Deputy City Attorney

**Stipulations for the Zoning Application:**  
**Scottsdale and Lincoln Mixed Use**  
**Case Number: 13-ZN-2011**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

**SITE DESIGN**

1. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan submitted by Office of Rich Barber Architecture, LLC with the city staff date of 11/11/2011, on file with the City Clerk of the City of Scottsdale and made a public record entitled "Scottsdale and Lincoln Mixed Use Development Plan Including Amended Development Standards" by Resolution No. 8930, which are attached to, and incorporated into, these stipulations by this reference. Any proposed significant change to the Development Plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. MAXIMUM DENSITY. Maximum density shall be as indicated on the Land Use Budget Table below.

Parcels	Gross Acres	Zoning	Maximum DU/Acre
174-57-002E, 174-57-002G, 174-57-004F	8.44	Planned Unit Development (PUD)	32 DU/Gross Acre

3. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the Amended Development Standards with the city staff date of 11/11/2011, attached as Exhibit I to the Scottsdale and Lincoln Mixed Use Development Plan Including Amended Development Standards. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
4. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed forty-eight feet in height, measured as provided in the applicable section of the Zoning Ordinance, except as allowed in Sections 5.5005.D. and 5.5005.F. of the Zoning Ordinance.
5. ACCESSIBLE PARKING. With the Development Review Board submittal, the owner/developer shall revise the site design to ensure accessible parking is provided on the site (both above and below grade) to all applicable city standards.
6. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source, except any light sources used for patios and/or balconies, shall be twenty (20) feet above the adjacent finished grade.

7. **OUTDOOR LIGHTING FOR PATIOS AND BALCONIES.** Light sources that are utilized to illuminate patios and/or balconies that are above twenty (20) feet shall be subject to the approval of the Development Review Board.

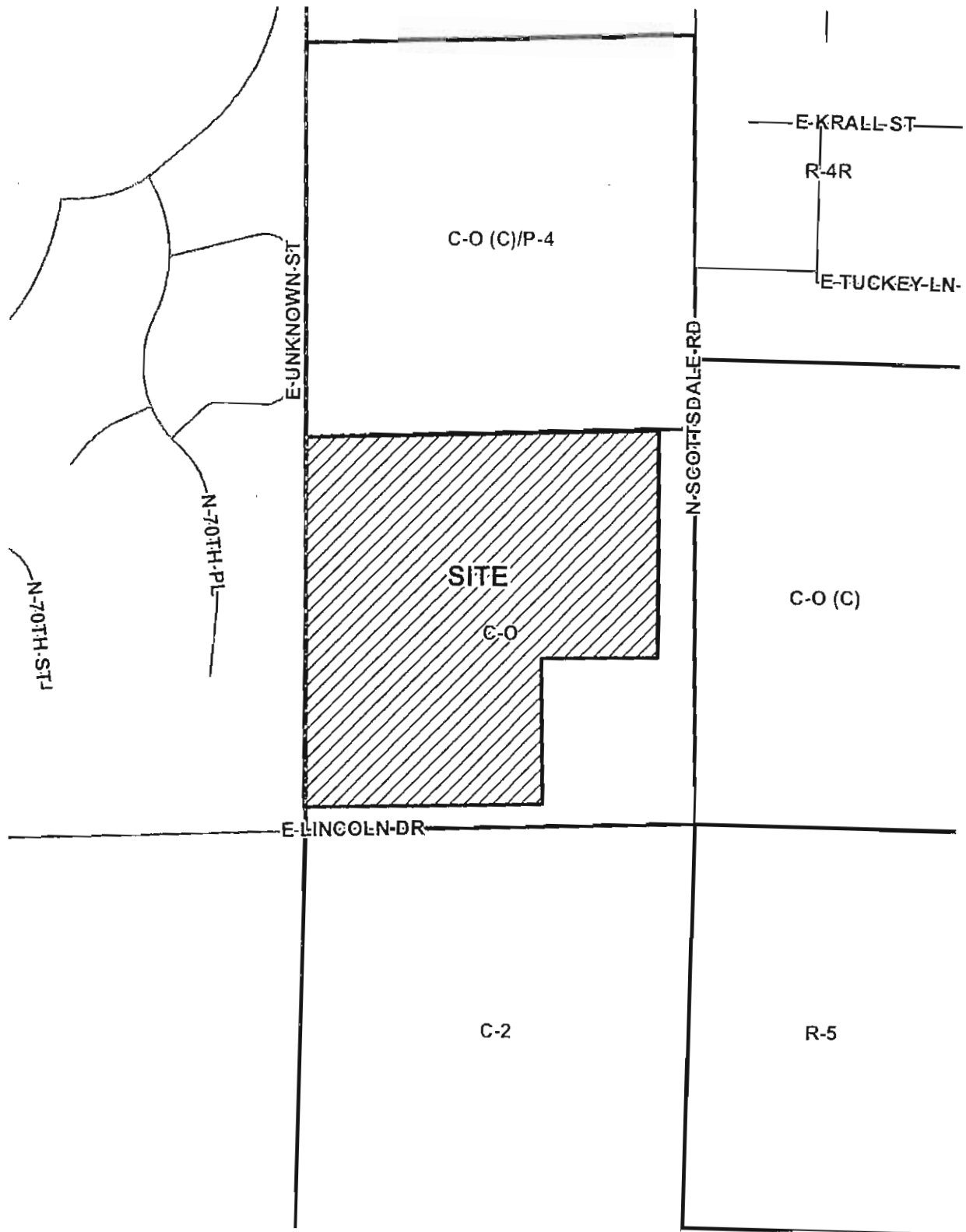
### **INFRASTRUCTURE AND DEDICATIONS**

8. **CIRCULATION IMPROVEMENTS.** Before any certificate of occupancy is issued for the site, the owner/developer shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
  - a. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
Scottsdale Road	Major Arterial	65' half-street Right-Of-Way (existing)	Driveway, sidewalk	a.1., a.2.
Lincoln Drive	Minor Collector	Dedicate 10-foot Public Non-Motorized Access easement 40' half-street Right-Of-Way (existing)	Driveway, sidewalk	a.3., a.4., a.5.

- a.1. The sidewalk shall be a minimum eight (8) feet wide and separated from the back of curb by a minimum of four (4) feet. The owner shall dedicate to the City of Scottsdale a Public Non-Motorized Access Easement over any portion of sidewalk that extends outside of the existing right-of-way.
- a.2. All improvements along the site's Scottsdale Road frontage shall conform to the Scottsdale Road Streetscape Design Guidelines.
- a.3. The sidewalk shall be a minimum eight (8) feet wide and separated from the back of curb by a minimum of four (4) feet.
- a.4. The owner shall dedicate a minimum ten (10) foot wide Public Non-Motorized Access Easement to the City of Scottsdale along the site's Lincoln Drive frontage.
- a.5. The owner shall install onsite signage to discourage pedestrians from crossing Lincoln Drive at midblock and direct the pedestrians to the existing traffic light at the Scottsdale Road and Lincoln Drive intersection.

- b. VEHICLE NON-ACCESS EASEMENT. The owner shall dedicate a one foot wide vehicular non-access easement (VNAE) along the site's Scottsdale Road and Lincoln Drive frontages, except at approved site entrances.
- 9. ACCESS RESTRICTIONS. Access to the site shall conform to the following restrictions:
  - a. There shall be a maximum of one (1) site driveway from Scottsdale Road at the existing location. The driveway shall be designed in general conformance with the City's CH-2 driveway standard detail.
  - b. Two driveways shall be located along Lincoln Drive. The eastern driveway shall be designed in general conformance with the City's CH-2 driveway standard detail and the western driveway shall be designed in general conformance with the CL-1 driveway standard detail.
- 10. PEDESTRIAN CIRCULATION. The owner shall provide pedestrian connections from the site to adjacent commercial properties and to access the signalized intersection of Lincoln Drive and Scottsdale Road. The owner shall submit a pedestrian circulation plan with the Development Review Board application for staff review and approval.
- 11. INTERNAL CIRCULATION. Emergency and service vehicles truck turning radius shall be provided at all onsite drive aisles (55' outside radius and 25' inside radius). A sufficient turn around area for emergency and service vehicles shall be provided at main entrance from Lincoln Drive.
- 12. REFUSE. The proposed onsite refuse collection system shall be reviewed and approved by City of Scottsdale Solid Waste Department staff prior to submission of a Development Review Board application for the site.
- 13. DRAINAGE REPORT. Prior to any Development Review Board submittal, the owner/developer shall submit, and receive approval for, a final Drainage Report for the project that meets the following requirements:
  - a. Demonstration of on-site storage capacity for runoff volume equal to the 100-year, 2-hour event.
  - b. Demonstration that off-site flows will be managed so that they do not adversely impact any neighboring properties and so that existing 100-year water surface elevations are not increased in the surrounding area.
  - c. An interconnected dynamic hydrological model that provides a comparison between existing and proposed conditions, including any proposed infrastructure improvements.
- 14. BASIS OF DESIGN REPORT (WASTEWATER). At the time of the Development Review Board submittal, the owner/developer shall submit a final Basis of Design Report (wastewater) for review and acceptance by City of Scottsdale Water Resources staff.



13-ZN-2011

Exhibit 2  
Ordinance No. 3990



RESOLUTION NO. 8930

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "SCOTTSDALE AND LINCOLN MIXED USE DEVELOPMENT PLAN INCLUDING AMENDED DEVELOPMENT STANDARDS."

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Scottsdale and Lincoln Mixed Use Development Plan Including Amended Development Standards," attached as Exhibit 1, three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 24<sup>th</sup> day of January, 2012.

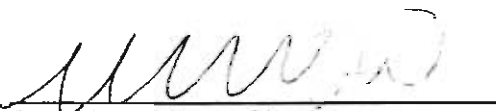
ATTEST:

CITY OF SCOTTSDALE, an  
Arizona municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger, City Clerk

By: \_\_\_\_\_  
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

  
\_\_\_\_\_  
Bruce Washburn, City Attorney  
By: Sherry R. Scott, Deputy City Attorney

# Scottsdale and Lincoln Mixed Use Development Plan Including Amended Development Standards



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Exhibit I to Exhibit 1	Amended Development Standards

# SCOTTSDALE & LINCOLN MIXED USE

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## Rezoning Narrative North & West of the NWC Scottsdale Road and Lincoln Drive

### INTRODUCTION

#### PURPOSE OF THE REQUEST

The Scottsdale & Lincoln Mixed Use property is approximately 8 acres and is located north and west of the northwest corner of Scottsdale Road and Lincoln Drive (the "Property"). In the early 1970's, the Property was zoned for commercial use and was developed with multiple commercial office buildings that operated successfully on the site for many years. Since then, the Property has been abandoned and is in a state of disrepair. The aged office buildings are now vacant and deteriorating.

The purpose of this application is to rezone the Property from C-O (Commercial Office) to PUD (Planned Unit Development) in order to develop a mixed-use residential and retail project that is complimentary to the surrounding area.

#### LOCATION / CURRENT USE

The Scottsdale Road & Lincoln Drive Mixed Use PUD is located at the NWC of Scottsdale Rd and Lincoln Dr. The development *excludes* the 48,000 square foot lot at the hard corner (Maricopa County APN 174-57-004B), which currently contains two separate commercial office buildings (C-O zoning). The property consists of Maricopa County APNs 174-57-002E, 174-57-002G, and 174-57-004F.

The property is currently zoned C-O and includes approximately 99,900 square feet within fourteen one- and two-story abandoned office buildings.

#### RELATIONSHIP TO SURROUNDING PROPERTIES

The northern property boundary is shared with the Scottsdale Spectrum (C-O (C)/P-4 zoning), a Class-A office property consisting of approximately 250,000 square feet of office space. The western property boundary is shared with the site of the future Ritz-Carlton master plan located within the Town of Paradise Valley (zoned SUP); the western boundary also serves as the delineation between the City of Scottsdale and the Town of Paradise Valley.

The southern property border is Lincoln Drive; the property directly south of Lincoln Drive includes the Lincoln Village Shopping Center (C-2 zoning). The eastern property border is Scottsdale Rd and the property directly east of Scottsdale Rd includes bank and office buildings (C-O (C) zoning).

#### GENERAL PLAN CONFORMANCE

The Property is designated as Mixed-Use Neighborhoods on the General Plan. Mixed-Use Neighborhoods are located "in areas with strong access to multiple modes of transportation and major

regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses..." This proposal is in full conformance with the General Plan designation for the Property. A few of the General Plan Land Use goals are outlined below:

4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
  - *The proposed development provides both residential uses and supporting commercial and retail services to those residents and residents of the nearby communities.*

5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
  - *Providing retail commercial service uses within walking distance of the residential units will encourage non-motorized circulation. Additionally, by providing residential uses within close proximity to the existing retail commercial and office uses adjacent to the Property will encourage non-motorized circulation.*
- Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.
  - *The proposed development will provide visual and physical connectivity of the residential uses with the retail uses. Additionally, by providing the majority of parking underground, the site is developed to encourage pedestrian use.*

9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.
  - *The redevelopment of the long depleted Property will certainly bring new life to this high impact corner in the City of Scottsdale. The proposed development is compatible and complimentary to the existing retail commercial and office uses that currently exist nearby as well as the proposed Ritz Carlton development in the Town of Paradise Valley.*

## PUD (Planned Unit Development)

### PURPOSE

The PUD District allows the Property to develop as a cohesive development, integrating the residential and commercial uses through vehicular and pedestrian access as well as open space and plaza opportunities. The PUD District also allows for an urban development with higher density, urban plazas and setbacks that allow for an urban street front, which is pedestrian friendly. Lastly, the PUD District allows for a unified architectural and landscape material palette.

### APPROVAL CRITERIA

The following approval criteria are outlined with the PUD section of the Scottsdale Zoning Ordinance:

- A. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.
  - *The proposed development is not only in conformance with the City's General Plan but will also redevelop a highly underutilized property at a significant corner within the City of Scottsdale. The proposed development meets and/or exceeds the goals, policies and guidelines of the General Plan by integrating high quality architecture and site planning.*
- B. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.
  - *The existing Commercial Office (C-O) zoning does not allow for multi-family residential uses. The PUD district allows for a true mixed-use development.*
- C. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.
  - *The proposed development is compatible and complimentary to the existing and proposed developments in the immediate area. The proposed development will also provide convenient services to the existing residential just east of Scottsdale Road.*
- D. There are adequate infrastructure and city services to serve the development.
  - *There are adequate infrastructure and City services to serve the development.*
- E. The proposal meets the follow location criteria:
  - a. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.
    - *The proposed development is not located within ESL designated areas or the Downtown Area.*
  - b. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.
    - *The proposed development fronts onto Scottsdale Road which is designated as a Major Arterial on the Transportation Master Plan.*

## PERMITTED USES

All permitted uses of the Commercial Office (C-O) District and the Planned Regional Center (PRC) District, shall be permitted in the PUD District, except for those listed below. Residential uses shall be limited to multi-family dwellings and townhouses.

### PROHIBITED USES IN THIS PUD:

- Private and charter school
- Hospital for animals
- Churches, synagogues, and temples
- Automobile repair and service
- Automobile wash services
- Automobile tires, batteries and accessories
- Gasoline sales and service stations
- New and used motor vehicle sales

## DEVELOPMENT PLAN

The proposed development will be a combination of a high-end residential rental community and complementary retail shop buildings. The property will provide a necessary redevelopment at an underutilized, unique, and desirable location in the heart of Scottsdale. The PUD will include approximately 264 market rental residential units ranging in size from 630 to 1,100 square feet. The residential building will feature gated access, a fully submerged (subterranean) parking garage, elevator access to units, interior air-conditioned building corridors, detached enclosed private parking garages, a fully appointed fitness center and lifestyle amenity spaces, and a hotel-style pool and amenity area.

The residential buildings along Lincoln Drive will provide an attractive streetscape including a step-up design that will provide architectural diversity for such an important corner (Scottsdale Road and Lincoln Drive) within the City of Scottsdale. Furthermore, the residential buildings will vary in height and east/west orientations to further establish an attractive elevation. The northern property line will include reduced building heights to provide a height buffer to the neighboring office building to the north.

The retail portion of the PUD is anticipated to include two or three separate retail shop buildings along Scottsdale Road; the tenant use mix is intended to create venues for goods and services that are convenient and accessible to the adjacent residential community and surrounding area.

## CHARACTER STATEMENTS

*Environmental Response:* The development is planned to be and remain a sustainable development within the community. Being energy efficient and environmentally responsive creates a better home atmosphere for residents as well as for retail services and commerce. Public knowledge has grown exponentially in recent years and being proactive in providing sustainable living and shopping experiences is essential. Higher density housing with multiple stories minimizes exterior exposure in the desert environment through reduced fewer roof and wall exposure. Each unit maintains a limited private open space inside the building to maximize community open space. The wide and shallow unit orientation provides ample light and

ventilation, but further reduces energy requirements for air conditioning. The below-grade parking garage, while providing an attractive streetscape and livable community, also requires less surface parking. This reduction of on-grade asphalt helps minimize radiant energy (i.e., heat island effect). The combined residential and retail components will help reduce the necessity for vehicular travel; additionally, the overall property location and proximity serves to reduce travel times to area employment and other retail service locations.

The residential component of the development plan anticipates achieving a green designation; each unit will also incorporate environmentally sensitive "elements" to increase energy efficiency including but not limited to high efficiency mechanical equipment and water heaters, dual glaze low-e windows, reduced flow toilets and energy rated appliances. Additionally, on-site separate and proactive recycling measures will be implemented throughout the property operations as well as during the demolition and construction processes. The proposed design provides for a wide range of on-site amenities allowing residents to enjoy a complete lifestyle at their home, the residential open space provided is nearly 300% more than what is required.

*Design Principles & Architectural Character:* The proposed residential and retail buildings are intended to be consistent with the adjoining future resort and current office neighbors as well as the area commercial uses to the east and south of the development.

The entire development will draw from the most successful surrounding commercial elements; for example, the building materials and colors are derived from adjacent buildings. The exterior stone cladding is smaller in scale and desert-toned, which is consistent with the Hilton Hotel accents. The smooth-textured stucco system relates to both the surrounding residential and commercial developments. The proposed metal accents borrow from the success of the Spectrum office development and Hilton Hotel elements.

The creation of an environment that draws future residents, guests and retail shoppers to visit and enjoy property amenities is integral in developing a successful mixed-use property. The proposed architecture for the residential component reduces the overall massing and height of the entry and street-side buildings, which helps emphasize the common area as a distinctive and easily recognizable element providing maximum impact.

*Site Development Character:* The residential boulevard entry utilizes an existing 50-ft. driveway along Lincoln Drive for residents and guests to access the development. Additionally, an existing 24-ft. (right-in/right-out) driveway is being widened to serve as the secondary access drive for fire department, service and / or moving trucks. This component helps to setback all of the building structures from the western property line and the highly landscaped drive also provides a secondary access and exit for the Spectrum office property to the north.

The site "edge treatments" of the proposed development vary considerably due to the existing nature and content of adjacent parcels, and are treated differently and are described as follows: Lincoln Drive is the southern perimeter of the site ("southern edge") and is considered as the residential component's "public edge" as it is the first multi-family residential development in the area, which reinforces the unique image of the project. The proposed locations of the buildings are designed to avoid impacting the existing streetscape. As a result of careful planning efforts, the development meets the minimum 34-ft. and average 40-ft. PUD building setback standard along Lincoln Drive.

The "western edge" responds to the proposed Ritz Carlton Resort (in the Town of Paradise Valley). The drive and sidewalk along the western edge buffers the residential development from the adjacent commercial mixed use resort project. Additional attention has been given to the meandering drive and setting it off with a strong landscape border and visual impact from the west. This drive is accented with a series of paver "rumble strips" that act as traffic calming measures as well as intermittent design elements.

The "eastern edge" is the proposed development's front door on Scottsdale Road. The entry drive has full movement along Scottsdale Road. The drive is flanked by one-story retail buildings. This pattern is consistent with retail properties to the south, but differs by bringing the buildings out to the street edge. This orientation places parking away from the street, screening the cars and reinforcing street activity.

Lastly, the "northern edge" is impacted by a 15-ft. setback with mature landscaping, which currently buffers the Spectrum Office Complex. There are five planned "carriage" units along the setback that will provide privacy and height screening, as well as an intermediate step-up to the increased height residential buildings.

*Landscape Character:* In keeping with the environmental, architectural and design characters already discussed, the proposed landscape character will feature a combined use of softscape (plant) and hardscape materials to create an overall pedestrian-level experience. The plant palette will incorporate indigenous and low water use plant material. Trees and shrubs have been carefully selected and designed to compliment the architecture, blend with the surrounding environment and relate to the adjacent uses.

Many attributes of the project will contribute to water conservation. An efficient irrigation system will be utilized with evapotranspiration calculation technology to automatically adjust the irrigation for regional weather characteristics. Artificial turf will be utilized to further the water conservation efforts. Water efficient features have been located in carefully selected areas as focal points where high vehicular and pedestrian activity occurs. The use of mature canopied trees, as well as overhead hardscape elements will provide shading and encourage pedestrian connectivity within the mixed use development as well as to adjacent properties.

## DEVELOPMENT STANDARDS

Section 5.5005.1.1 states that "private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of five (5) percent of the gross floor area of the dwelling unit". This PUD application requests to modify this development standard, while sustaining the intent and benefits of the original standard. The new development standard will read as follows:

Private patios or balconies shall be provided to a minimum of ninety (90) percent of the total dwelling units. Private outdoor living space shall be provided adjoining fifty (50) percent of the total dwelling units, equal to a minimum of five (5) percent of the of the gross floor area of the dwelling unit.

In general, unit designs for infill developments are becoming more urban in nature (e.g. open floorplan layout, reduced unit sizes, contemporary finishes) and private balconies are not as highly utilized in the

urban rental community; residents are placing greater value on the availability of open spaces which encourage social gathering and community development. In response to urban resident preferences, the applicant is proposing 93,997 SF of open space on the overall PUD site plan, which is 2.6 times greater than the current City of Scottsdale requirement (as evidenced in the Open Space Plan exhibit). This open space is inclusive of those social gathering components noted above such as pool and spa gathering areas, casitas, ramadas, outdoor kitchen and dining areas, and exterior exercise areas. These components are designed to offset the reduction in private outdoor living space. This reasonable reduction in exterior patio space results in a cleaner and more attractive building elevation while reducing ongoing management of what is placed on balconies by residents. Additionally, the majority of the one-bedroom floorplans feature a "Juliet balcony" that will allow the resident to open the unit to the outside visually and physically. The blend of both private patios and balconies further creates a more architecturally appealing elevation.

Most importantly, this modification is in direct response to requests made by the surrounding property owners. Throughout the conversations between the applicant and the neighbors (to the west and north), the neighbors expressed a strong preference for reducing the number of exterior patios that would ultimately be looking down upon adjacent properties, potentially creating privacy issues. In addition to providing aesthetic benefits, this development standard modification is consistent with (i) resident preferences and (ii) requests made by adjacent property owners.

#### **PARKING**

In addition to small surface parking lot, the residential portion of the development will incorporate one level of underground parking. This will allow the site to be developed with emphasis on the pedestrian. Additionally, the carriage buildings located along the northern Property line will house main level private garages. The commercial portion of the development will have surface parking with strong delineated pedestrian connections.

#### **VEHICULAR ACCESS AND CIRCULATION**

Driveway Locations: The combined uses will share an existing access drive along Scottsdale Road allowing for pedestrian and vehicular connectivity. Additionally, the residential portion will include primary and secondary access points along Lincoln Drive. Currently, two access points are provided along Lincoln Drive. The development will use the existing western access while relocating the eastern access approximately one hundred (100) feet west to align with the driveway across Lincoln Drive.

Internal Circulation: The development will modify and upgrade the existing western most drive, allowing for continued access to the Scottsdale Spectrum office development. The residential portion of the development can be accessed from said drive via a controlled gate at the north end of the Property. The main access to the residential development is off of Lincoln Drive. Upon entering a courtyard, access can be gained to the underground parking structure. Vehicular access will also be provided from the retail portion of the Property via a controlled gate.

#### **PHASING**

The project includes a residential portion and a retail portion that may be developed concurrently or as separate phases.



## CONCLUSION

The PUD will combine complementary and desired uses at a unique urban location and neighborhood within the City of Scottsdale. The combined development team has a successful track record of developing high-end residential and urban developments locally in metro Phoenix as well as other urban locations throughout the US including (i) Hollywood, CA (ii) Los Angeles, CA, (iii) Portland, OR, (iv) Denver, CO, (v) Dallas, TX, and (vi) Atlanta, GA. The development team is committed to delivering a sustainable development that will enhance the character and success of the surrounding area and of the City of Scottsdale.

#### DEVELOPMENT TEAM

**Applicant**  
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3125 West 10th Avenue, Suite 100  
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Fax: 602.778.1001  
Contact: John Wilson

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Contact: John Wilson

**Developer**  
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Fax: 602.778.1001  
Contact: John Wilson

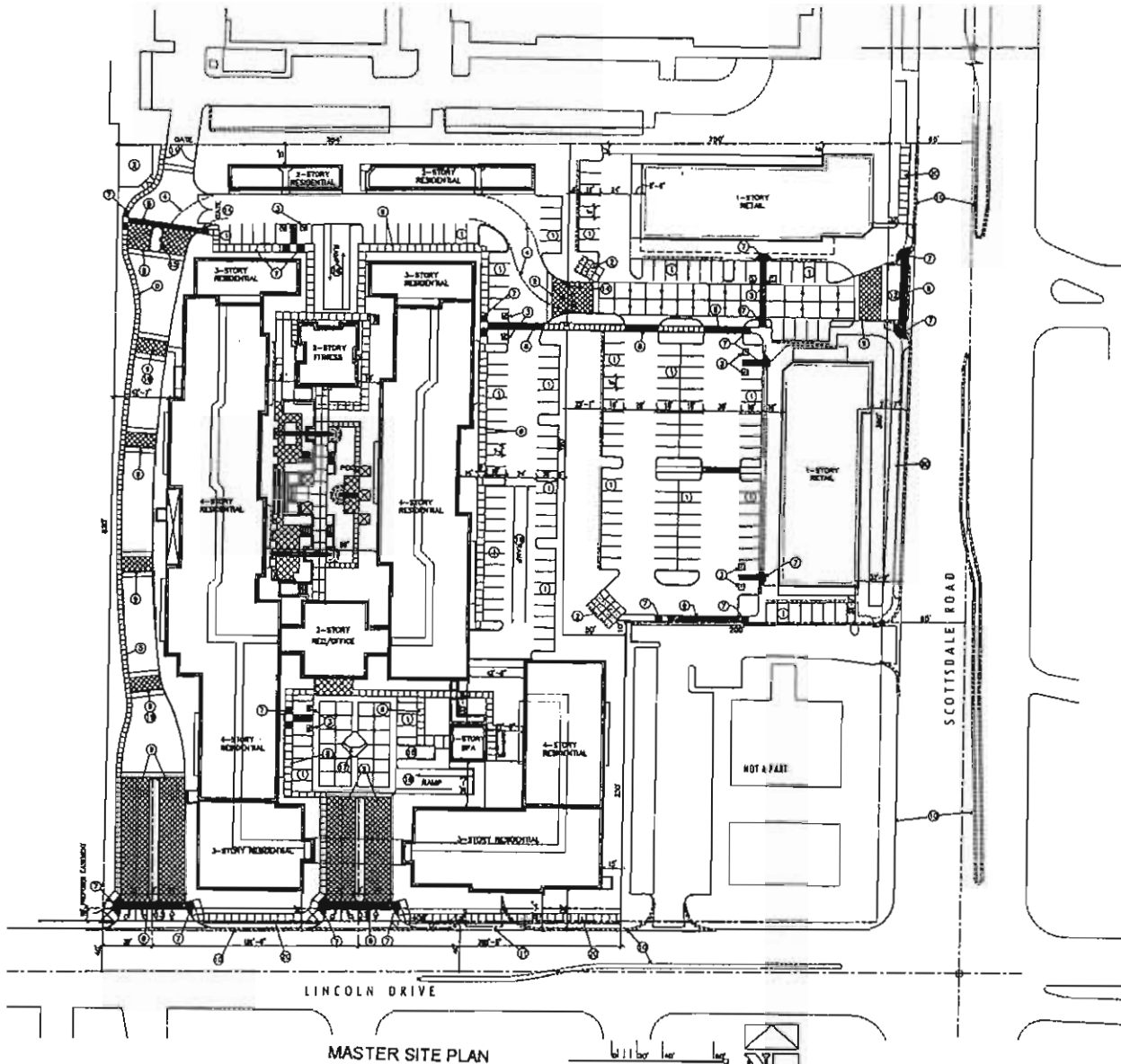
**Residential Architect**  
RBA ARCHITECTS, LLC  
9300 North 19th Street  
Phoenix, Arizona 85018  
Tel: 602.778.1000  
Fax: 602.778.1001  
Contact: RBA Architect

**Commercial Architect**  
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3125 West 10th Avenue, Suite 100  
Phoenix, Arizona 85015  
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Fax: 602.778.1001  
Contact: John Wilson

**Landscape**  
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3700 N. 19th Avenue, Suite 111  
Phoenix, Arizona 85018  
Tel: 602.778.1000  
Fax: 602.778.1001  
Contact: Hilliard & Assoc.

#### KEYNOTES

1. 1' MIN. PARKING SPACE WITH 1' OVERHANG, TYPICAL.
2. DRIVE THRU WITH 1' MIN. DRIVEWAY WALL WITH STAKED DRIVE PAVEMENT TO DRIVE PAVEMENT.
3. 1' MIN. ACCESSIBLE PARKING SPACE WITH 1' OVERHANG.
4. FIRE TRUCK TURNING RADIUS 30' MIN. PER A.C.
5. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
6. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
7. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
8. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
9. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
10. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
11. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
12. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
13. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
14. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
15. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
16. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
17. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
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19. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
20. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
21. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
22. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
23. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
24. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
25. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
26. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
27. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
28. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
29. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.
30. 1' MIN. DRIVEWAY, TYPICAL OR INSTEAD R.T.C.



#### RESIDENTIAL DEVELOPMENT DATA

LOT AREA:		
GROSS AREA	2.01 ACRES	171,300 SF
NET AREA	0.51 ACRES	43,761 SF
ZONING:		
PROPOSED ZONING	PUD	
BLDG HEIGHT:		
ALLOWABLE HEIGHT	48 FT.	
PROPOSED HEIGHT (RECOMMEND)	48 FT.	
UNIT MIX:		
	# OF UNITS	
STUDIO	25	
ONE BEDROOM	47	
TWO BEDROOM	131	
TOTAL	203 UNITS	
UNIT DENSITY:		
PROPOSED	46.3 UNITS PER ACRE	

PARKING		
REQUIRE	1.5 PER 1,000 SF	72.5 PER 1,000 SF
PROVIDED	1.5 PER 1,000 SF	72.5 PER 1,000 SF
DEFICIT	0.0 PER 1,000 SF	

CIRCULATION		
OPEN PARKING (FUTURE)	25	
UNDERGROUND PARKING (FUTURE)	25	
STREET PARKING (FUTURE)	25	
TOTAL	75 PER 1,000 SF	

<u>PARKING RATIO</u>	
PROPOSED/REQUIRED RATIO	1.00
<u>ACCESSIBLE PARKING</u>	
REQUIRE	1.0 PER 1,000 SF
PROVIDED	1.0 PER 1,000 SF
DEFICIT	0.0 PER 1,000 SF
<u>REMARKS</u>	
1.0 PER 1,000 SF	

#### COMMERCIAL DEVELOPMENT DATA

LOT AREA:		
GROSS AREA	0.75 ACRES	180,000 SF
NET AREA	0.18 ACRES	96,480 SF
ZONING:		
PROPOSED ZONING	PUD	
BUILDING HEIGHT:		
ALLOWABLE HEIGHT	48 FT.	
PROPOSED HEIGHT (RECOMMEND)	48 FT.	

PARKING		
REQUIRE	1.5 PER 1,000 SF	23.3 PER 1,000 SF
PROVIDED	1.5 PER 1,000 SF	23.3 PER 1,000 SF
DEFICIT	0.0 PER 1,000 SF	

CIRCULATION		
OPEN PARKING (FUTURE)	25	
UNDERGROUND PARKING (FUTURE)	25	
STREET PARKING (FUTURE)	25	
TOTAL	75 PER 1,000 SF	

OPEN PARKING		4 P.S.
<b>BIKE PARKING</b>		
REQUIRE	1 P.S.	
PROVIDED	1 P.S.	

#### OPEN SPACE CALCULATION

REQUIRE OPEN SPACE		
1' PER 1,000 SF	15.552 PER 1,000 SF	
PROVIDED	15.552 PER 1,000 SF	
DEFICIT	0.0 PER 1,000 SF	

REQUIRE OPEN SPACE		
1' PER 1,000 SF	15.552 PER 1,000 SF	
PROVIDED	15.552 PER 1,000 SF	
DEFICIT	0.0 PER 1,000 SF	

REQUIRE OPEN SPACE		
1' PER 1,000 SF	15.552 PER 1,000 SF	
PROVIDED	15.552 PER 1,000 SF	
DEFICIT	0.0 PER 1,000 SF	

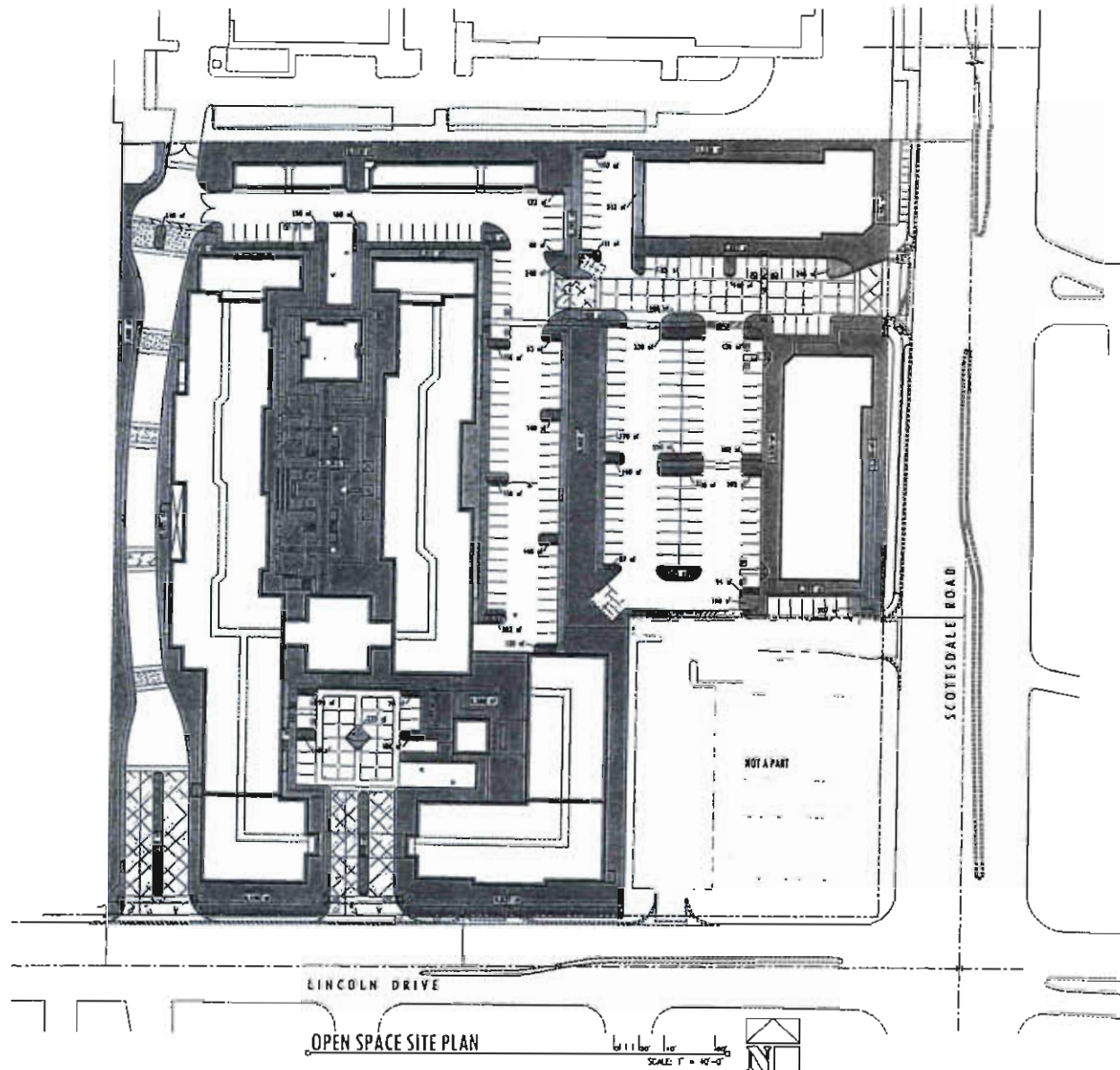


## Scottsdale & Lincoln Mixed Use PUD

Scottsdale, Arizona

13-ZN-2011  
2<sup>ND</sup>: 11/11/2011





**PROJECT DATA:**

PROPOSED ZONING: PUD  
GROSS LOT AREA: 367,740 S.F.

**OPEN SPACE CALCULATIONS:**

**REQUIRED OPEN SPACE:**

10% OF GROSS LOT AREA = 36,774 S.F.  
OPEN SPACE REQUIRED = 36,774 S.F.  
OPEN SPACE PROVIDED = 93,997 S.F.

**REQUIRED PARKING LOT LANDSCAPE:**

15% OF PARKING AREA = 100,220 S.F. / 15%  
PARKING LOT LANDSCAPE REQUIRED = 15,033 S.F.  
PARKING LOT LANDSCAPE PROVIDED = 15,774 S.F.

**REQUIRED INTERIOR PARKING LOT LANDSCAPE:**

1/3 OF PARKING LANDSCAPE AREA = 15,033 / 3  
INTERIOR PARKING LOT LANDSCAPE REQUIRED = 5,011 S.F.  
INTERIOR PARKING LOT LANDSCAPE PROVIDED = 8,238 S.F.

**COLOR LEGEND:**

- OPEN SPACE (93,997 SF TOTAL)
- INTERIOR PARKING LOT LANDSCAPING (8,238 SF TOTAL)
- PARKING LOT LANDSCAPING (15,774 SF TOTAL)



# Scottsdale & Lincoln Mixed Use PUD Scottsdale, Arizona



Office of Rich Barber  
**ORB**  
Architecture, LLC

13-ZN-2011  
2<sup>nd</sup>: 11/11/2011



EAST ELEVATION



WEST ELEVATION

**MATERIAL/COLOR KEY NOTES**

- (A) STUCCO FINISH  
DUNK EDWARDS - DES199  
PALE BEACH LRV 33
- (B) STUCCO FINISH  
DUNK EDWARDS - DES200  
HAWKSWOOD LRV 36
- (C) STUCCO FINISH  
DUNK EDWARDS - DES143  
LINCOLN SPRINGS LRV 37
- (D) ROOF METAL  
OLD FURN GRAY
- (E) MISCELLANEOUS METAL TO MATCH  
METAL ROOF / OR DE 8313  
ENHANCED 2ND LRV 21
- (F) STONE VENEER  
CORONA, DELICATE CASTLE CHALK
- (G) DUAL PANE ALUMINUM WINDOW  
BRONZE GLASS 1" INSULATED LCV E

NOTE:  
ALL EXTERIOR MOUNTED ELECTRICAL OR  
MECHANICAL PANELS/BOXES TO BE PAINTED  
TO MATCH THE BUILDING.



NORTH ELEVATION



SOUTH ELEVATION (LINCOLN DR)



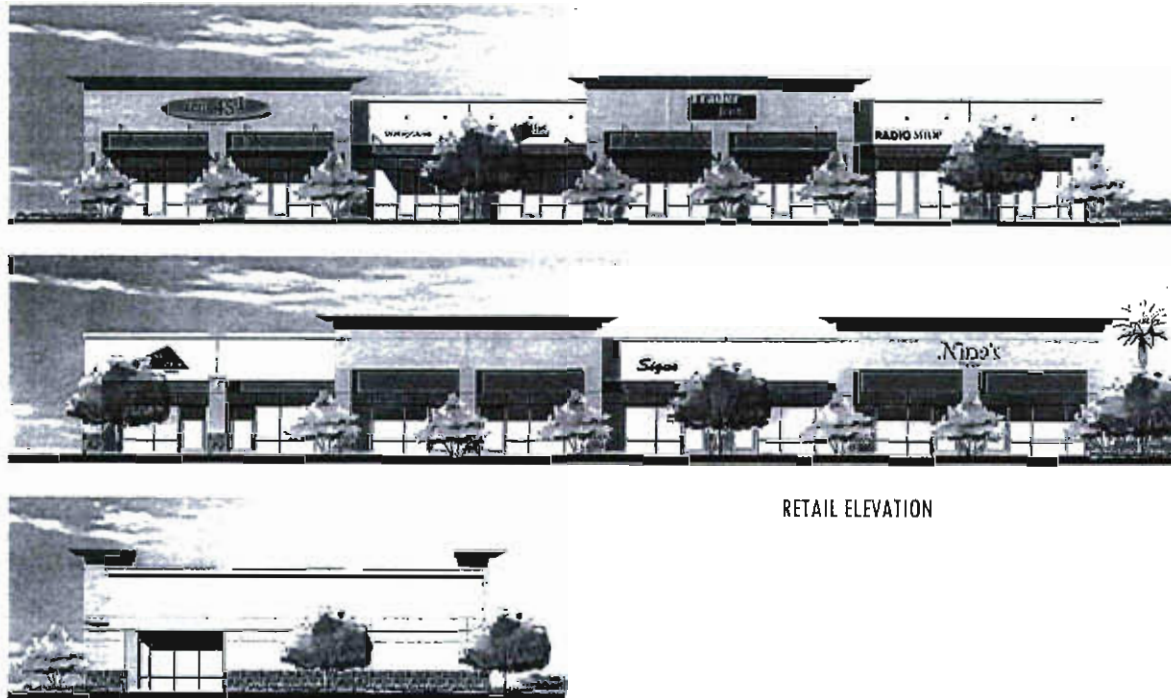
# Scottsdale & Lincoln Mixed Use PUD Scottsdale, Arizona



Office of Rich Barber  
**ORB**  
Architecture, LLC

13-ZN-2011  
2<sup>nd</sup>: 11/11/2011





RETAIL ELEVATION

**MATERIAL/COLOR KEY NOTES**

- (1) STUCCO FINISH  
DUNE EXTERIORS - D00199  
PALE BEACH LRV 63
- (2) STUCCO FINISH  
DUNE EXTERIORS - D00200  
HANDWOVEN LRV 38
- (3) STUCCO FINISH  
DUNE EXTERIORS - D00143  
UNDER SPANIOS LRV 38
- (4) ROOF METAL  
OLD TOWN CLAY
- (5) SPRILLING - 1" METAL TO MATCH  
METAL SPOUT / ON DE 8-213  
SHOWING TO THE LRV 21
- (6) STONE VENT  
CORONADO, TULSAH CASTLE CHARLES
- (7) DUAL PANE ALUMINUM WINDOW  
BRIDGE, GLASS 1" INSULATED LOW E

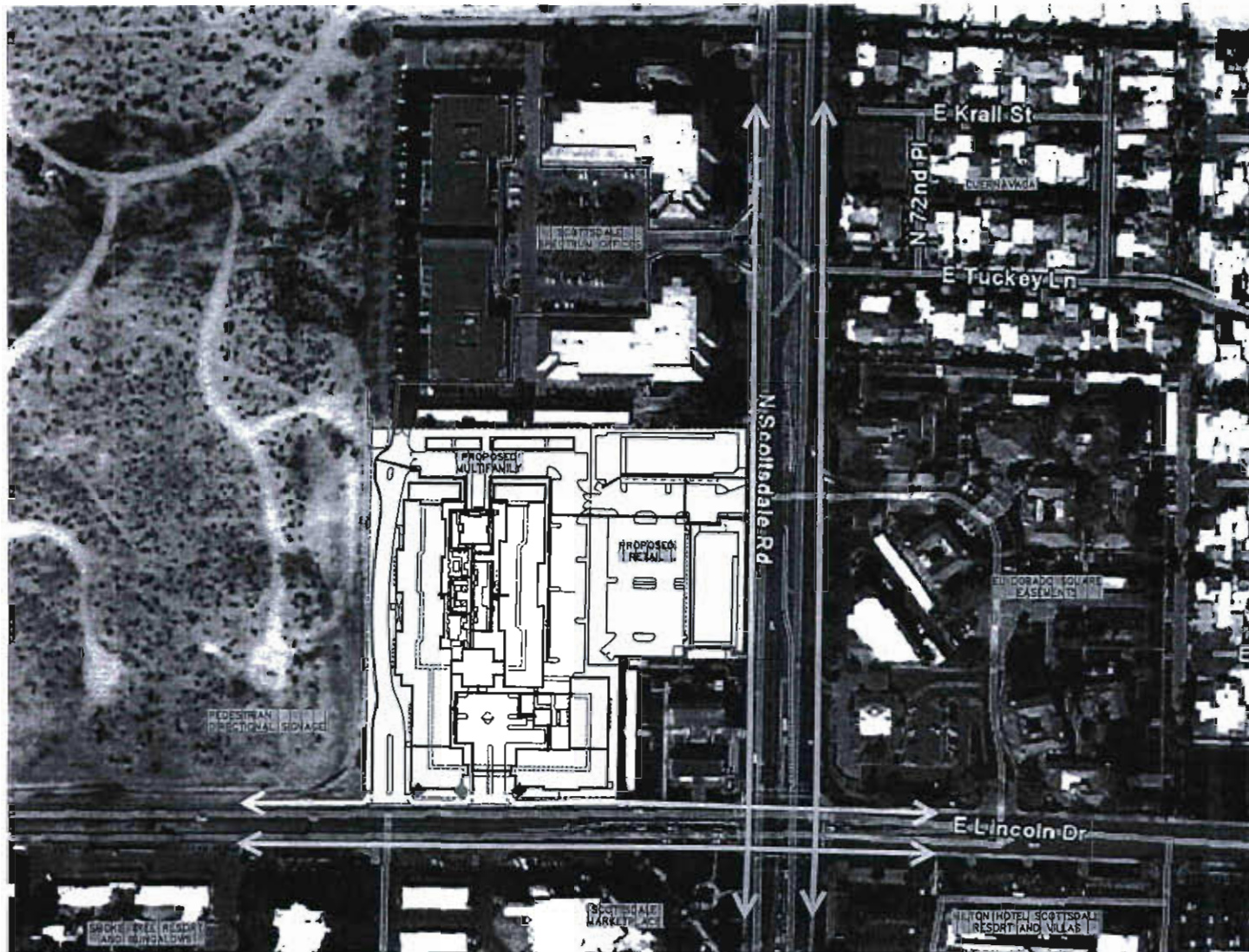
NOTES:  
ALL EXTERIOR ROOF, ELECTRICAL OR  
MECHANICAL PARTS/ROOF TO BE FINISHED  
TO MATCH THE FINISHING

## Basis of Design Report

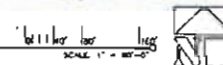
A preliminary Basis of Design report for the Scottsdale and Lincoln Mixed Use project is on file under plan check #4856-11 and is available within the case file for 13-ZN-2011, on file with Current Planning Services.

13-ZN-2011  
2<sup>nd</sup>: 11/11/2011





PEDESTRIAN CIRCULATION PLAN



## Scottsdale & Lincoln Mixed Use PUD

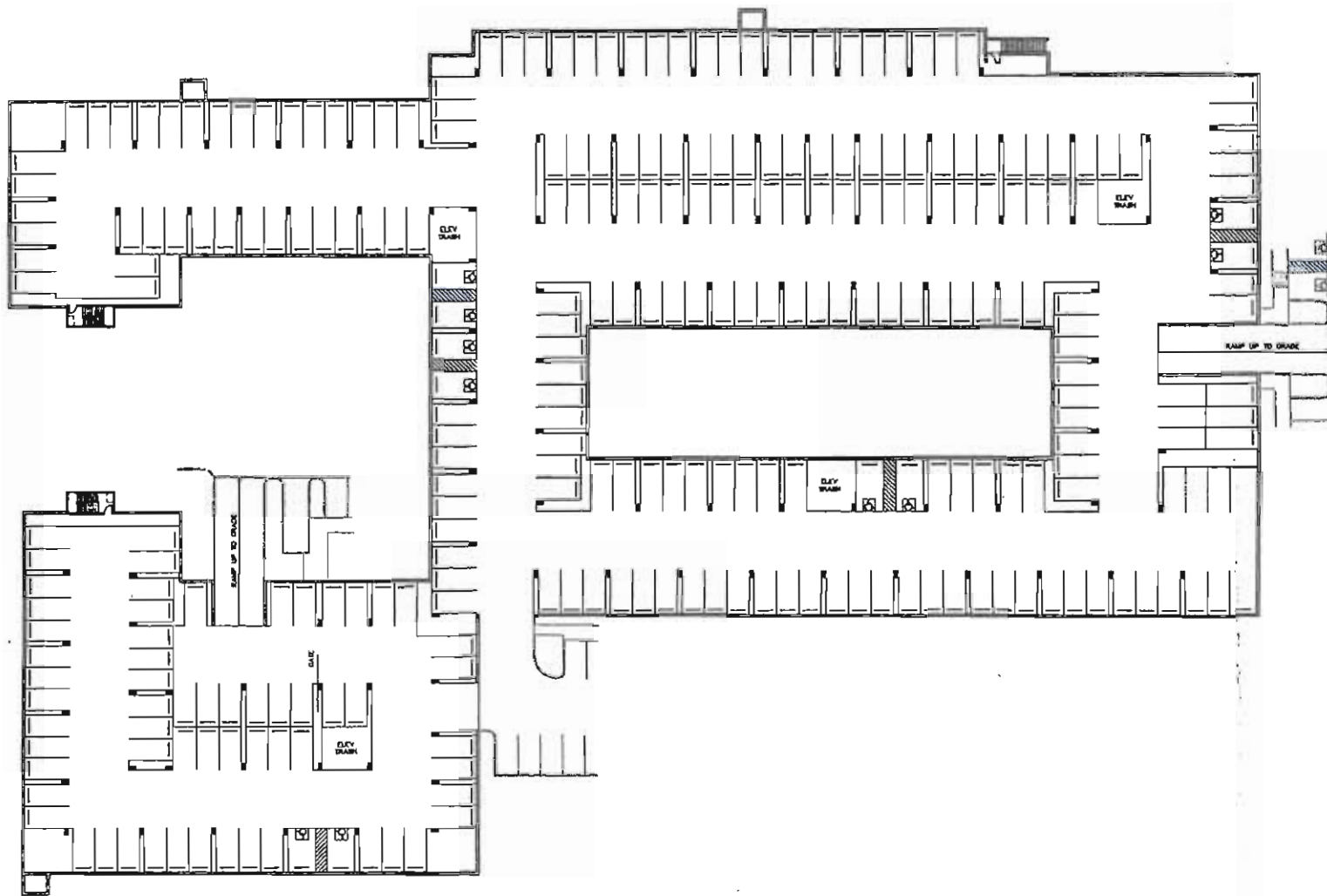
Scottsdale, Arizona



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2<sup>nd</sup>: 11/11/2011



Page 1 of 1



PRELIMINARY GARAGE PLAN



**Scottsdale & Lincoln Mixed Use PUD**  
Scottsdale, Arizona



Office of Rich Barber Architecture, LLC  
**ORB**

13-ZN-2011  
2<sup>nd</sup>: 11/11/2011

# Scottsdale and Lincoln Mixed Use

13-ZN-2011

## Amended Development Standards

### ARTICLE V. DISTRICT REGULATIONS

1. Subsection E. of Section 5.5005. [Development standards.] is amended as follows:

#### **Sec. 5.5005. Development standards.**

##### *A. PUD development area.*

###### *1. Gross acreage.*

- a. The minimum gross site area of any PUD development shall be one-half (0.5) acre and the maximum gross site area shall be fifteen (15) acres, except as specified in Section 5.5005.A.1.b.
- b. When the PUD is the most appropriate district to achieve mixed-use development, the City Council may authorize a PUD development in a site area greater than fifteen (15) gross acres up to a maximum of twenty-five (25) gross acres.

##### *B. Density and intensity.*

1. The overall density of residential uses shall be established by the approved DP.
2. The overall intensity of commercial uses shall not exceed 0.8 floor area ratio, except as provided in Section 5.5005.B.3.
3. The City Council may approve intensity of commercial uses greater than 0.8 floor area ratio subject to any of the following criteria:
  - a. The proposed DP provides improved dedicated public open space.
  - b. The proposed DP provides a public parking facility(ies).
  - c. The proposed DP provides shared parking as established in Article IX parking and loading requirements.

##### *C. Allowable building height.*

###### *1. Building height:*

- a. Shall be a maximum of forty-eight (48) feet, except as otherwise provided in Section 5.5005.D. and 5.5005.F.

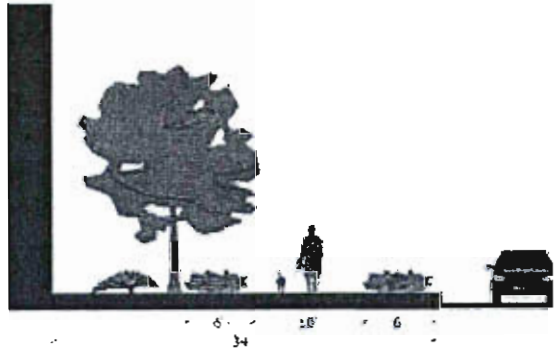
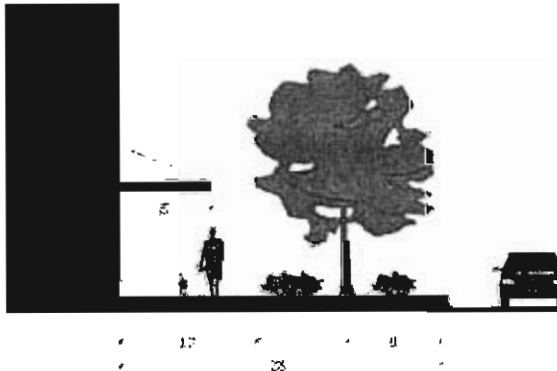

##### *D. Exception to building height.*


1. Architecturally integrated features, such as roof top mechanical equipment for utility and communication purposes, elevator bulk head, stairwell, screen wall, railing, trellis and patio cover may exceed the building height up to ten (10) feet provided that the area within the said exceptions do not exceed a total of thirty (30) percent of a building's roof area. However, the City Council may approve either greater mechanical height or building roof area coverage where the DP and supporting materials demonstrate the allowable exception cannot reasonably be achieved.
2. Architecturally integrated, active solar systems may exceed thirty (30) percent of a buildings' roof area subject to Development Review Board approval.

3. Roof top garden structures may exceed the building height up to five (5) feet.

E. *Building setbacks.*

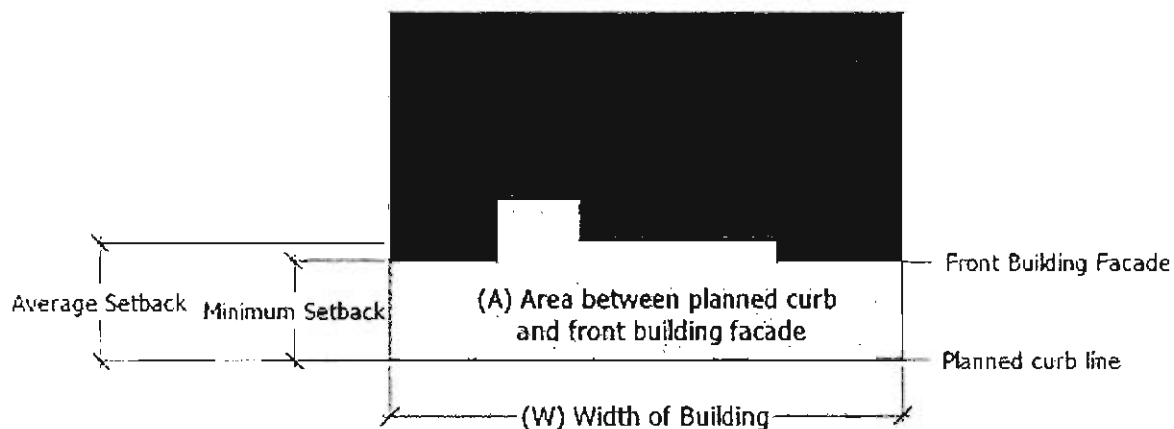
1. *Minimum setback.* Buildings adjacent to public and private streets shall be setback from the back of the planned curb line, including the planned curb line for bus bays and turn lanes, in accordance with Section 5.5005.E. Table A. The planned curb line, including the planned location for bus bays and turn lanes, shall be as described in the Transportation Master Plan and the Design Standards & Policies Manual.

TABLE A			
BUILDING SETBACK FROM BACK OF THE PLANNED CURB ALONG STREETS			
Street Classification Type and Use	Minimum Setback	Average Setback	Setback Diagram – This Illustrates Setbacks, Excluding Average Setback, Dimensions are for Illustrative Purposes.
Major and Minor Arterial – Residential on First Floor Adjacent to the Street	34 feet	40 feet	
Major and Minor Arterial – Retail and Commercial on First Floor Adjacent to the Street	28 feet	41 feet	
Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) – Residential on First Floor Adjacent to the Street	25 feet	44 feet	

Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) – Retail and Commercial on First Floor Adjacent to the Street	23 feet	28 feet	
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2. *Average setback.* The front building façade shall be placed to achieve an average setback as specified in Table A. The average setback shall be equal to the land area located between the planned curb line and the front building façade divided by the width of the front building façade.

**AVERAGE SETBACK DIAGRAM – THIS DIAGRAM ILLUSTRATES SECTION 5.5005.E.2.**



$$\frac{(A) \text{ Area}}{(W)} = \text{Average Setback (According to Table A)}$$

3. *Designated scenic corridor or buffered setback.* Where a designated scenic corridor or a buffered setback is existing or planned the setback shall be the required width of the designated scenic corridor or buffered setback. The Planned Unit Development (PUD) District average setback shall not apply.

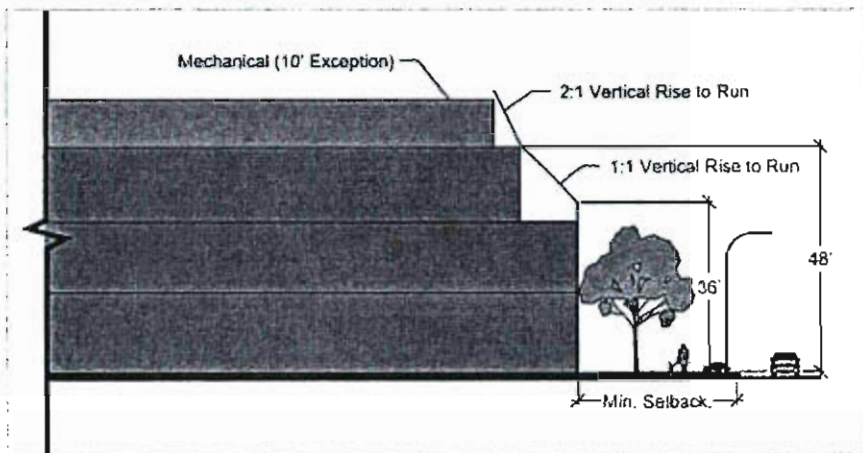
**F. Building envelope.**

1. Starting at a point thirty-six (36) feet above the minimum building setback line, the building envelope inclined stepback plane shall slope upwards at 1:1 (ratio of the vertical rise to the horizontal run) to a point measured forty-eight (48) feet above the minimum building setback line. Thereafter the building envelope inclined stepback

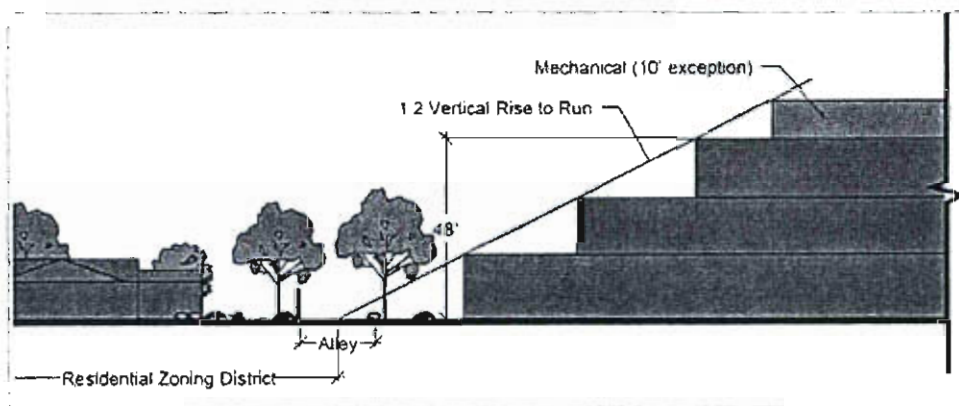
plane shall slope upwards at 2:1 (ratio of the vertical rise to the horizontal run) on all sides of a property adjacent to public and private streets.

2. PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting on the residential zoning district boundary, except as specified Section 5.5005.F.3.

**BUILDING ENVELOPE DIAGRAM – THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.1.**



**BUILDING ENVELOPE DIAGRAM – THIS DIAGRAM ILLUSTRATES SECTION 5.5005.F.2.**



3. PUD Developments adjacent to a residential zoning district, where the properties are separated by a major and/or minor arterial street as classified by the Transportation Master Plan and the Design Standards & Policies Manual, shall comply with Section 5.5005.F.1.

**G. Encroachment beyond the building envelope.**

1. A maximum encroachment of fifteen (15) feet may be allowed for:
  - a. Architectural ornaments and similar features, and
  - b. Trellis, canopies, balconies, patios and partial or full patio enclosures, covered walks, and screen walls.
2. Any encroachment into the right-of-way, roadway easement, or right-of-way easement requires a city issued encroachment permit and/or agreement.

3. The requirements of Article VII. General Provisions shall not apply to Section 5.5005.G.

H. *Setback abutting a residential zoning district.*

1. A setback of twenty (20) feet shall be provided along the property line abutting a residential zoning district(s). the setback area shall be landscaped and may include space reserved for services such as refuse, recycling, utility boxes, and amenities-- such as playground equipment, picnic tables, and screen walls.

I. *Residential open space.*

1. A private outdoor living space shall be provided adjoining each dwelling unit. A private outdoor living space shall be provided adjoining fifty (50) percent of the total dwelling units equal to a minimum of five (5) percent of the gross floor area of the dwelling unit. A private outdoor living space shall be provided adjoining the remaining fifty (50) percent of the total dwelling units equal to a minimum of four (4) square feet.
2. A minimum of ten (10) percent of the total gross site area of the development shall be set aside as common open space for recreation uses, or other common landscaped and open space areas, unless the overall residential density of the development is less than five (5) dwelling units per acre.

J. *Landscape improvements.* The provisions of Article X. Landscaping Requirements shall apply.



**Additional Information for:**  
**Scottsdale and Lincoln Mixed Use**  
**Case: 13-ZN-2011**

**PLANNING/DEVELOPMENT**

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. wall design,
  - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
  - d. major stormwater management systems, and
  - e. signage.
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The owner/developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
5. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
6. **CONSTRUCTION COMPLETED.** Before any Certificate of Occupancy is issued for the site, the owner/developer shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

# SCOTTSDALE & LINCOLN MIXED USE

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## Rezoning Narrative North & West of the NWC Scottsdale Road and Lincoln Drive

### INTRODUCTION

#### **PURPOSE OF THE REQUEST**

The Scottsdale & Lincoln Mixed Use property is approximately 8 acres and is located north and west of the northwest corner of Scottsdale Road and Lincoln Drive (the "Property"). In the early 1970's, the Property was zoned for commercial use and was developed with multiple commercial office buildings that operated successfully on the site for many years. Since then, the Property has been abandoned and is in a state of disrepair. The aged office buildings are now vacant and deteriorating.

The purpose of this application is to rezone the Property from C-O (Commercial Office) to PUD (Planned Unit Development) in order to develop a mixed-use residential and retail project that is complimentary to the surrounding area.

#### **LOCATION / CURRENT USE**

The Scottsdale Road & Lincoln Drive Mixed Use PUD is located at the NWC of Scottsdale Rd and Lincoln Dr. The development *excludes* the 48,000 square foot lot at the hard corner (Maricopa County APN 174-57-004B), which currently contains two separate commercial office buildings (C-O zoning). The property consists of Maricopa County APNs 174-57-002E, 174-57-002G, and 174-57-004F.

The property is currently zoned C-O and includes approximately 99,900 square feet within fourteen one- and two-story abandoned office buildings.

#### **RELATIONSHIP TO SURROUNDING PROPERTIES**

The northern property boundary is shared with the Scottsdale Spectrum (C-O (C)/P-4 zoning), a Class-A office property consisting of approximately 250,000 square feet of office space. The western property boundary is shared with the site of the future Ritz-Carlton master plan located within the Town of Paradise Valley (zoned SUP); the western boundary also serves as the delineation between the City of Scottsdale and the Town of Paradise Valley.

The southern property border is Lincoln Drive; the property directly south of Lincoln Drive includes the Lincoln Village Shopping Center (C-2 zoning). The eastern property border is Scottsdale Rd and the property directly east of Scottsdale Rd includes bank and office buildings (C-O (C) zoning).

#### **GENERAL PLAN CONFORMANCE**

The Property is designated as Mixed-Use Neighborhoods on the General Plan. Mixed-Use Neighborhoods are located "in areas with strong access to multiple modes of transportation and major



regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses..." This proposal is in full conformance with the General Plan designation for the Property. A few of the General Plan Land Use goals are outlined below:

4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
  - *The proposed development provides both residential uses and supporting commercial and retail services to those residents and residents of the nearby communities.*

5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
  - *Providing retail commercial service uses within walking distance of the residential units will encourage non-motorized circulation. Additionally, by providing residential uses within close proximity to the existing retail commercial and office uses adjacent to the Property will encourage non-motorized circulation.*
- Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.
  - *The proposed development will provide visual and physical connectivity of the residential uses with the retail uses. Additionally, by providing the majority of parking underground, the site is developed to encourage pedestrian use.*

9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.
  - *The redevelopment of the long depleted Property will certainly bring new life to this high impact corner in the City of Scottsdale. The proposed development is compatible and complimentary to the existing retail commercial and office uses that currently exist nearby as well as the proposed Ritz Carlton development in the Town of Paradise Valley.*

## **PUD (Planned Unit Development)**

### **PURPOSE**

The PUD District allows the Property to develop as a cohesive development, integrating the residential and commercial uses through vehicular and pedestrian access as well as open space and plaza opportunities. The PUD District also allows for an urban development with higher density, urban plazas and setbacks that allow for an urban street front, which is pedestrian friendly. Lastly, the PUD District allows for a unified architectural and landscape material palette.

### **APPROVAL CRITERIA**

The following approval criteria are outlined with the PUD section of the Scottsdale Zoning Ordinance:

- A. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.
  - *The proposed development is not only in conformance with the City's General Plan but will also redevelop a highly underutilized property at a significant corner within the City of Scottsdale. The proposed development meets and/or exceeds the goals, policies and guidelines of the General Plan by integrating high quality architecture and site planning.*
- B. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.
  - *The existing Commercial Office (C-O) zoning does not allow for multi-family residential uses. The PUD district allows for a true mixed-use development.*
- C. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.
  - *The proposed development is compatible and complimentary to the existing and proposed developments in the immediate area. The proposed development will also provide convenient services to the existing residential just east of Scottsdale Road.*
- D. There are adequate infrastructure and city services to serve the development.
  - *There are adequate infrastructure and City services to serve the development.*
- E. The proposal meets the follow location criteria:
  - a. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.
    - *The proposed development is not located within ESL designated areas or the Downtown Area.*
  - b. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.
    - *The proposed development fronts onto Scottsdale Road which is designated as a Major Arterial on the Transportation Master Plan.*

## PERMITTED USES

All permitted uses of the Commercial Office (C-O) District and the Planned Regional Center (PRC) District, shall be permitted in the PUD District, except for those listed below. Residential uses shall be limited to multi-family dwellings and townhouses.

### PROHIBITED USES IN THIS PUD:

- Private and charter school
- Hospital for animals
- Churches, synagogues, and temples
- Automobile repair and service
- Automobile wash services
- Automobile tires, batteries and accessories
- Gasoline sales and service stations
- New and used motor vehicle sales

## DEVELOPMENT PLAN

The proposed development will be a combination of a high-end residential rental community and complementary retail shop buildings. The property will provide a necessary redevelopment at an underutilized, unique, and desirable location in the heart of Scottsdale. The PUD will include approximately 264 market rental residential units ranging in size from 630 to 1,100 square feet. The residential building will feature gated access, a fully submerged (subterranean) parking garage, elevator access to units, interior air-conditioned building corridors, detached enclosed private parking garages, a fully appointed fitness center and lifestyle amenity spaces, and a hotel-style pool and amenity area.

The residential buildings along Lincoln Drive will provide an attractive streetscape including a step-up design that will provide architectural diversity for such an important corner (Scottsdale Road and Lincoln Drive) within the City of Scottsdale. Furthermore, the residential buildings will vary in height and east/west orientations to further establish an attractive elevation. The northern property line will include reduced building heights to provide a height buffer to the neighboring office building to the north.

The retail portion of the PUD is anticipated to include two or three separate retail shop buildings along Scottsdale Road; the tenant use mix is intended to create venues for goods and services that are convenient and accessible to the adjacent residential community and surrounding area.

## CHARACTER STATEMENTS

*Environmental Response:* The development is planned to be and remain a sustainable development within the community. Being energy efficient and environmentally responsive creates a better home atmosphere for residents as well as for retail services and commerce. Public knowledge has grown exponentially in recent years and being proactive in providing sustainable living and shopping experiences is essential. Higher density housing with multiple stories minimizes exterior exposure in the desert environment through reduced fewer roof and wall exposure. Each unit maintains a limited private open space inside the building to maximize community open space. The wide and shallow unit orientation provides ample light and

ventilation, but further reduces energy requirements for air conditioning. The below-grade parking garage, while providing an attractive streetscape and livable community, also requires less surface parking. This reduction of on-grade asphalt helps minimize radiant energy (i.e., heat island effect). The combined residential and retail components will help reduce the necessity for vehicular travel; additionally, the overall property location and proximity serves to reduce travel times to area employment and other retail service locations.

The residential component of the development plan anticipates achieving a green designation; each unit will also incorporate environmentally sensitive “elements” to increase energy efficiency including but not limited to high efficiency mechanical equipment and water heaters, dual glaze low-e windows, reduced flow toilets and energy rated appliances. Additionally, on-site separate and proactive recycling measures will be implemented throughout the property operations as well as during the demolition and construction processes. The proposed design provides for a wide range of on-site amenities allowing residents to enjoy a complete lifestyle at their home, the residential open space provided is nearly 300% more than what is required.

*Design Principles & Architectural Character:* The proposed residential and retail buildings are intended to be consistent with the adjoining future resort and current office neighbors as well as the area commercial uses to the east and south of the development.

The entire development will draw from the most successful surrounding commercial elements; for example, the building materials and colors are derived from adjacent buildings. The exterior stone cladding is smaller in scale and desert-toned, which is consistent with the Hilton Hotel accents. The smooth-textured stucco system relates to both the surrounding residential and commercial developments. The proposed metal accents borrow from the success of the Spectrum office development and Hilton Hotel elements.

The creation of an environment that draws future residents, guests and retail shoppers to visit and enjoy property amenities is integral in developing a successful mixed-use property. The proposed architecture for the residential component reduces the overall massing and height of the entry and street-side buildings, which helps emphasize the common area as a distinctive and easily recognizable element providing maximum impact.

*Site Development Character:* The residential boulevard entry utilizes an existing 50-ft. driveway along Lincoln Drive for residents and guests to access the development. Additionally, an existing 24-ft. (right-in/right-out) driveway is being widened to serve as the secondary access drive for fire department, service and / or moving trucks. This component helps to setback all of the building structures from the western property line and the highly landscaped drive also provides a secondary access and exit for the Spectrum office property to the north.

The site “edge treatments” of the proposed development vary considerably due to the existing nature and content of adjacent parcels, and are treated differently and are described as follows: Lincoln Drive is the southern perimeter of the site (“southern edge”) and is considered as the residential component’s “public edge” as it is the first multi-family residential development in the area, which reinforces the unique image of the project. The proposed locations of the buildings are designed to avoid impacting the existing streetscape. As a result of careful planning efforts, the development meets the minimum 34-ft. and average 40-ft. PUD building setback standard along Lincoln Drive.

The “western edge” responds to the proposed Ritz Carlton Resort (in the Town of Paradise Valley). The drive and sidewalk along the western edge buffers the residential development from the adjacent commercial mixed use resort project. Additional attention has been given to the meandering drive and setting it off with a strong landscape border and visual impact from the west. This drive is accented with a series of paver “rumble strips” that act as traffic calming measures as well as intermittent design elements.

The “eastern edge” is the proposed development’s front door on Scottsdale Road. The entry drive has full movement along Scottsdale Road. The drive is flanked by one-story retail buildings. This pattern is consistent with retail properties to the south, but differs by bringing the buildings out to the street edge. This orientation places parking away from the street, screening the cars and reinforcing street activity.

Lastly, the “northern edge” is impacted by a 15-ft. setback with mature landscaping, which currently buffers the Spectrum Office Complex. There are five planned “carriage” units along the setback that will provide privacy and height screening, as well as an intermediate step-up to the increased height residential buildings.

*Landscape Character:* In keeping with the environmental, architectural and design characters already discussed, the proposed landscape character will feature a combined use of softscape (plant) and hardscape materials to create an overall pedestrian-level experience. The plant palette will incorporate indigenous and low water use plant material. Trees and shrubs have been carefully selected and designed to compliment the architecture, blend with the surrounding environment and relate to the adjacent uses.

Many attributes of the project will contribute to water conservation. An efficient irrigation system will be utilized with evapotranspiration calculation technology to automatically adjust the irrigation for regional weather characteristics. Artificial turf will be utilized to further the water conservation efforts. Water efficient features have been located in carefully selected areas as focal points where high vehicular and pedestrian activity occurs. The use of mature canopied trees, as well as overhead hardscape elements will provide shading and encourage pedestrian connectivity within the mixed use development as well as to adjacent properties.

## **DEVELOPMENT STANDARDS**

### Private Outdoor Living Space

Section 5.5005.I.1 states that “private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of five (5) percent of the gross floor area of the dwelling unit”. This PUD application requests to modify this development standard, while sustaining the intent and benefits of the original standard. The new development standard will read as follows:

Private patios or balconies shall be provided to one-hundred (100) percent of the total dwelling units. Private outdoor living space shall be provided adjoining fifty (50) percent of the total dwelling units, equal to a minimum of five (5) percent of the of the gross floor area of the dwelling unit. Juliet Balconies shall be provided to the remaining fifty

(50) percent of the total dwelling units, equal to four (4) square feet of private outdoor living space per unit.

In general, unit designs for infill developments are becoming more urban in nature (e.g. open floorplan layout, reduced unit sizes, contemporary finishes) and private balconies are not as highly utilized in the urban rental community; residents are placing greater value on the availability of open spaces which encourage social gathering and community development. In response to urban resident preferences, the applicant is proposing 93,997 SF of open space on the overall PUD site plan, which is 2.6 times greater than the current City of Scottsdale requirement (as evidenced in the Open Space Plan exhibit). This open space is inclusive of those social gathering components noted above such as pool and spa gathering areas, casitas, ramadas, outdoor kitchen and dining areas, and exterior exercise areas. These components are designed to offset the reduction in private outdoor living space. This reasonable reduction in exterior patio space results in a cleaner and more attractive building elevation while reducing ongoing management of what is placed on balconies by residents. Additionally, the majority of the one-bedroom floorplans feature a "Juliet balcony" that will allow the resident to open the unit to the outside visually and physically. The blend of both private patios and balconies further creates a more architecturally appealing elevation.

Most importantly, this modification is in direct response to requests made by the surrounding property owners. Throughout the conversations between the applicant and the neighbors (to the west and north), the neighbors expressed a strong preference for reducing the number of exterior patios that would ultimately be looking down upon adjacent properties, potentially creating privacy issues. In addition to providing aesthetic benefits, this development standard modification is consistent with (i) resident preferences and (ii) requests made by adjacent property owners.

#### PUD Building Setback Requirement for a Major Arterial

Section 5.5005.E.1 requires that developments within a PUD district shall have a minimum building setback of twenty-five (25) feet and an average building setback of thirty (30) feet along Scottsdale Road. On December 1, 2011, the Scottsdale Development Review Board ("DRB") approved the proposed rezoning request and urged the applicant to consider increasing the building setbacks along Scottsdale Road, while still providing ample pedestrian connectivity. The DRB strongly believes that an increased setback along Scottsdale Road will maintain a consistency in frontage along the west side of Scottsdale Road. Therefore, in response to the DRB's comments and guidance, this application proposes the following amended development standard:

Building setbacks along Scottsdale Road shall be a minimum of thirty (30) feet from the planned curbed line.

#### **PARKING**

In addition to small surface parking lot, the residential portion of the development will incorporate one level of underground parking. This will allow the site to be developed with emphasis on the pedestrian. Additionally, the carriage buildings located along the northern Property line will house main level private garages. The commercial portion of the development will have surface parking with strong delineated pedestrian connections.

## **VEHICULAR ACCESS AND CIRCULATION**

Driveway Locations: The combined uses will share an existing access drive along Scottsdale Road allowing for pedestrian and vehicular connectivity. Additionally, the residential portion will include primary and secondary access points along Lincoln Drive. Currently, two access points are provided along Lincoln Drive. The development will use the existing western access while relocating the eastern access approximately one hundred (100) feet west to align with the driveway across Lincoln Drive.

Internal Circulation: The development will modify and upgrade the existing western most drive, allowing for continued access to the Scottsdale Spectrum office development. The residential portion of the development can be accessed from said drive via a controlled gate at the north end of the Property. The main access to the residential development is off of Lincoln Drive. Upon entering a courtyard, access can be gained to the underground parking structure. Vehicular access will also be provided from the retail portion of the Property via a controlled gate.

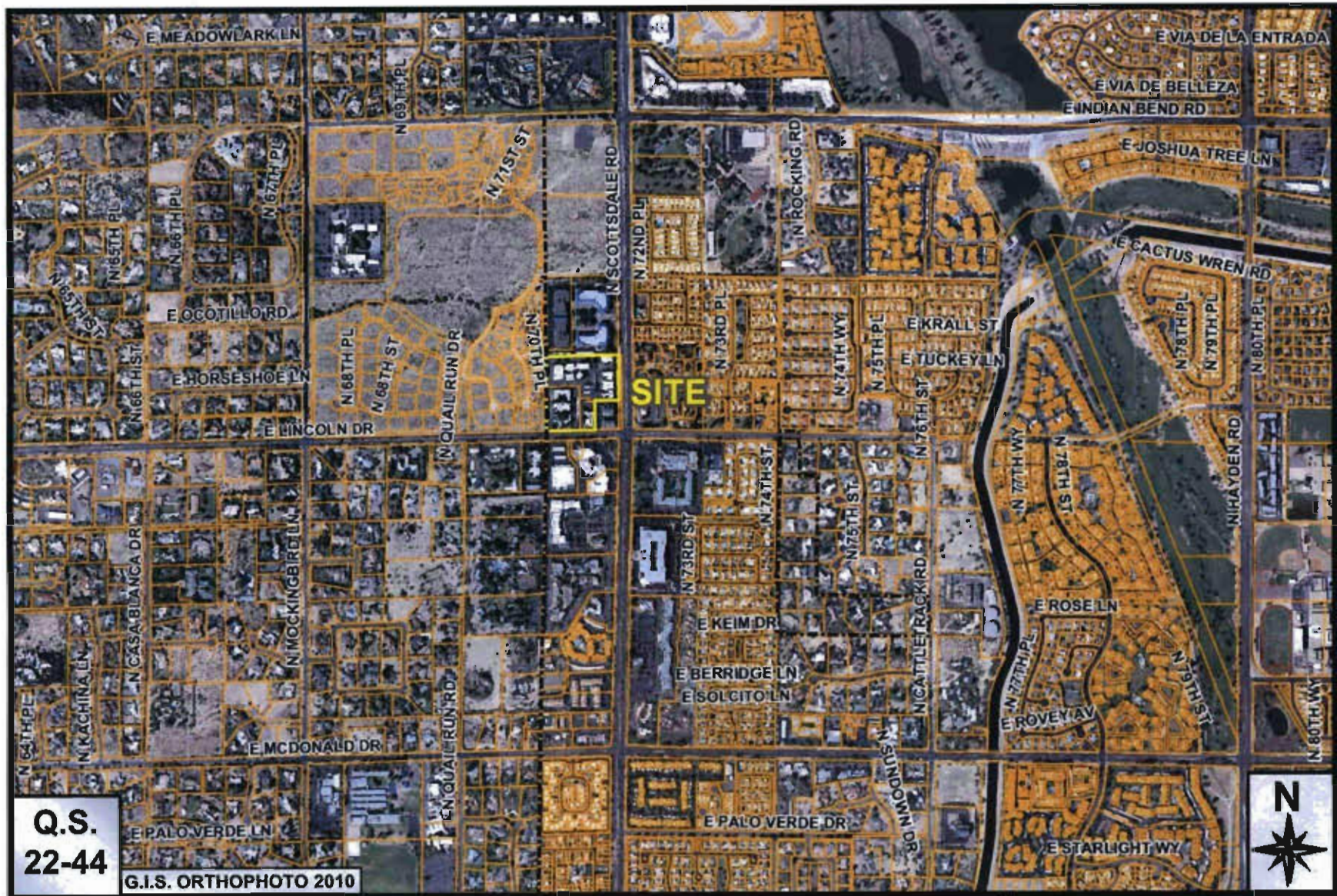
## **PHASING**

The project includes a residential portion and a retail portion that may be developed concurrently or as separate phases.

## **CONCLUSION**

The PUD will combine complementary and desired uses at a unique urban location and neighborhood within the City of Scottsdale. The combined development team has a successful track record of developing high-end residential and urban developments locally in metro Phoenix as well as other urban locations throughout the US including (i) Hollywood, CA (ii) Los Angeles, CA, (iii) Portland, OR, (iv) Denver, CO, (v) Dallas, TX, and (vi) Atlanta, GA. The development team is committed to delivering a sustainable development that will enhance the character and success of the surrounding area and of the City of Scottsdale.

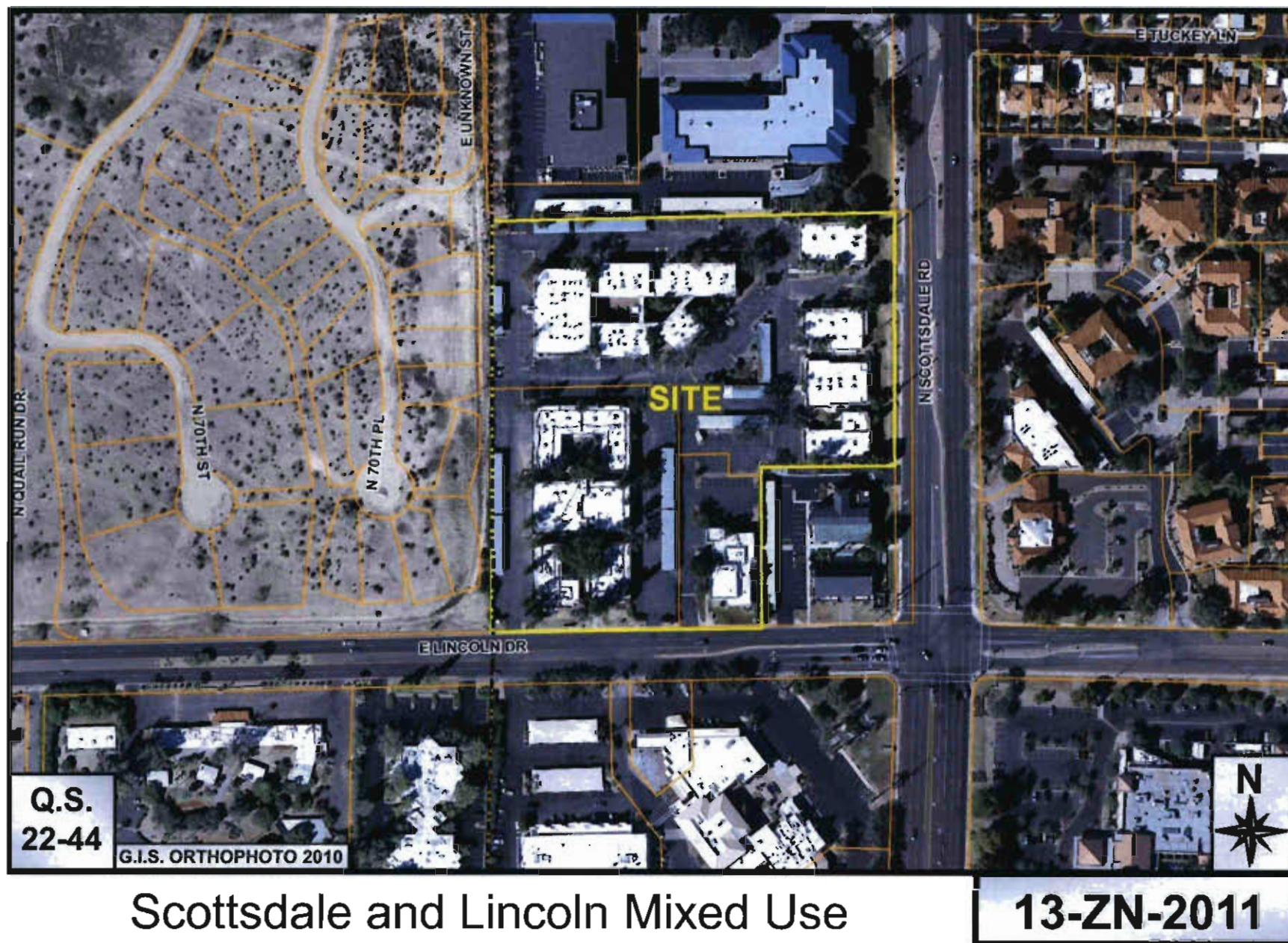




Scottsdale and Lincoln Mixed Use

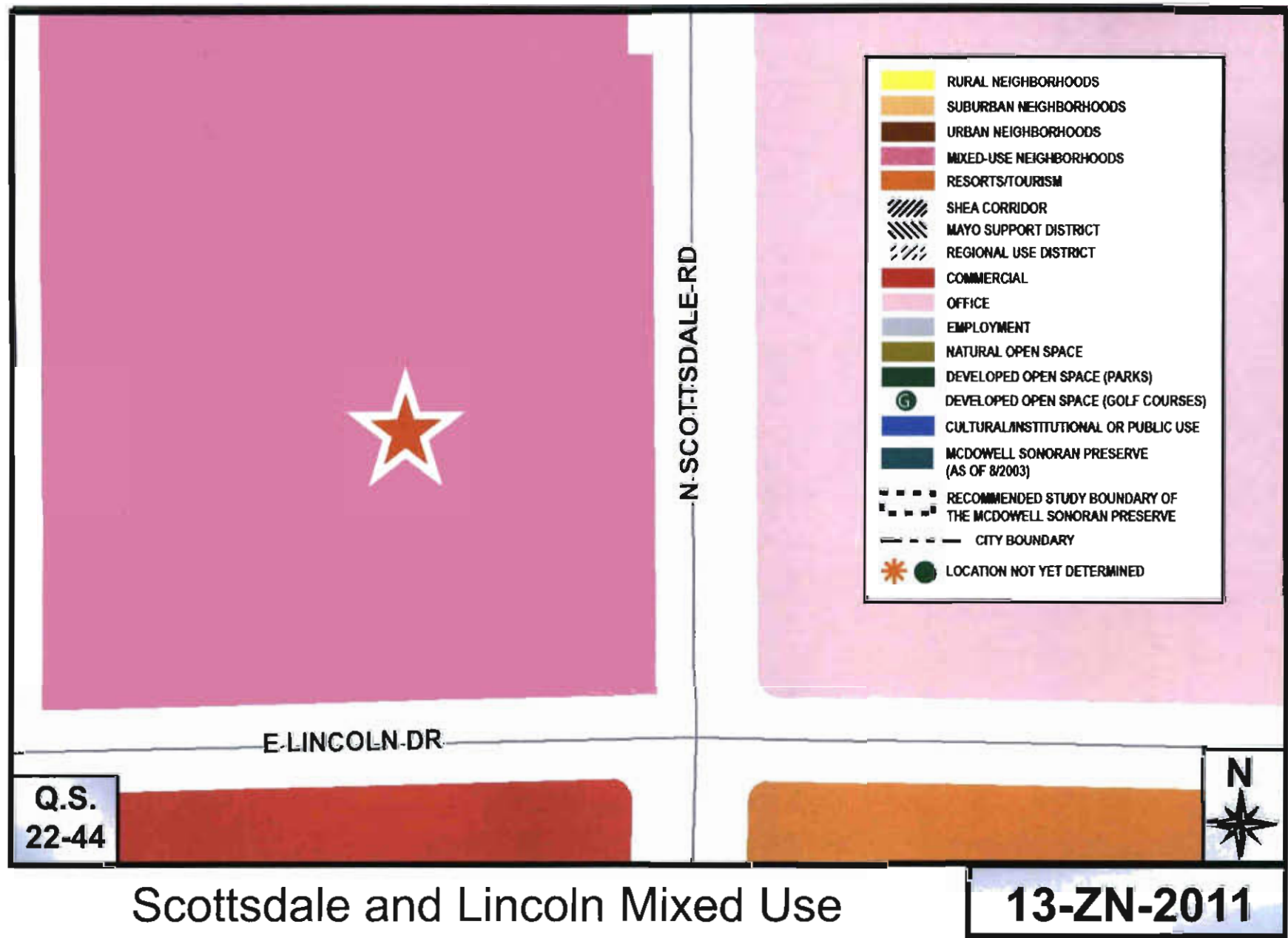
13-ZN-2011





Scottsdale and Lincoln Mixed Use

13-ZN-2011



**Citizen Participation Report**  
Scottsdale & Lincoln Mixed Use  
Rezoning Application  
13-ZN-2011

**Purpose:**

The purpose of this Citizen Participation Report is to outline how the Applicant has notified and informed nearby residents and property owners of the proposed Rezoning application for the property located north and west of the northwest corner of Scottsdale Road and Lincoln Drive (the "Property").

**Contact Information:**

Jason Morris  
Michelle Santoro  
Withey Morris, PLC  
2525 East Arizona Biltmore Circle  
Suite A-212  
Phoenix, AZ 85016  
(602) 230-0600  
[jason@witheymorris.com](mailto:jason@witheymorris.com)  
[michelle@witheymorris.com](mailto:michelle@witheymorris.com)

**Target Area:**

1. All property owners within 750' of the Property.
2. Notify neighborhood associations or community associations within 750' of the Property.
3. Notify other interested parties who have requested that they be placed on the interested parties' notification list, if any.
4. Notify the School District.

**Action Plan:**

1. Send letter to Target Area describing the Rezoning application and invite them to an open house to be held at a convenient location.
  - A letter was sent on August 26, 2011 to the Target Area. See letter and mailing labels attached at **Tab A**.
2. Post the Property with a "Project Under Consideration" sign ten (10) calendar days prior to the open house.
  - A "Project Under Consideration" sign was posted on the property on August 26, 2011. See affidavit attached at **Tab B**.

**ATTACHMENT #7**

13-ZN-2011  
2<sup>nd</sup>: 11/11/2011

3. Hold an open house to discuss the substance of the amendment and address any questions those in attendance may have.
  - An open house was held on September 7, 2011. See meeting minutes and sign-in sheet attached at **Tab C**.
4. Hold follow-up meetings and/or conversations as necessary with individuals from the Target Area.
  - Two phone calls were received regarding the project. See phone conversations attached at **Tab D**.
5. Update City of Scottsdale planner assigned to this project, by phone and/or e-mail on status of our Citizen Participation efforts. The planner will be notified of contact with individuals within the Target Area and forwarded a Citizen Participation Report.
  - Complete.
6. Post the Property with a "Notice of Public Hearing" sign twenty (20) days prior to the first public hearing.
  - Will be completed.

# Tab A





August 26, 2011

RE: NWC of Scottsdale Road & Lincoln Drive  
Citizen Open House: September 7, 2011

Dear Property Owner/Neighbor:

We represent Covington Asset Management ("Covington") the owner of the approximate 7 acre parcel located north and west of the northwest corner of Scottsdale Road and Lincoln Drive as highlighted on the attached map (the "Property"). In the early 1970's, the Property was zoned Commercial and was developed with multiple commercial office buildings which operated successfully on the site for many years. Since then, the Property has been abandoned and is in a state of disrepair. The once successful office buildings are now vacant and deteriorating.

The purpose of this letter is to inform you that Covington intends to file a rezoning case to rezone the parcel from C-O (Commercial Office) to PUD (Planned Unit Development) in order to develop a mixed-use residential and retail project that is complimentary to the surrounding area.

In order to present the project to you and provide an opportunity to answer any questions you may have, we have scheduled an open house for:

Wednesday, September 7, 2011 from 6:00pm – 7:00pm  
St. Barnabas Church - St. John Room  
6715 N. Mockingbird Lane  
Scottsdale, AZ 85253

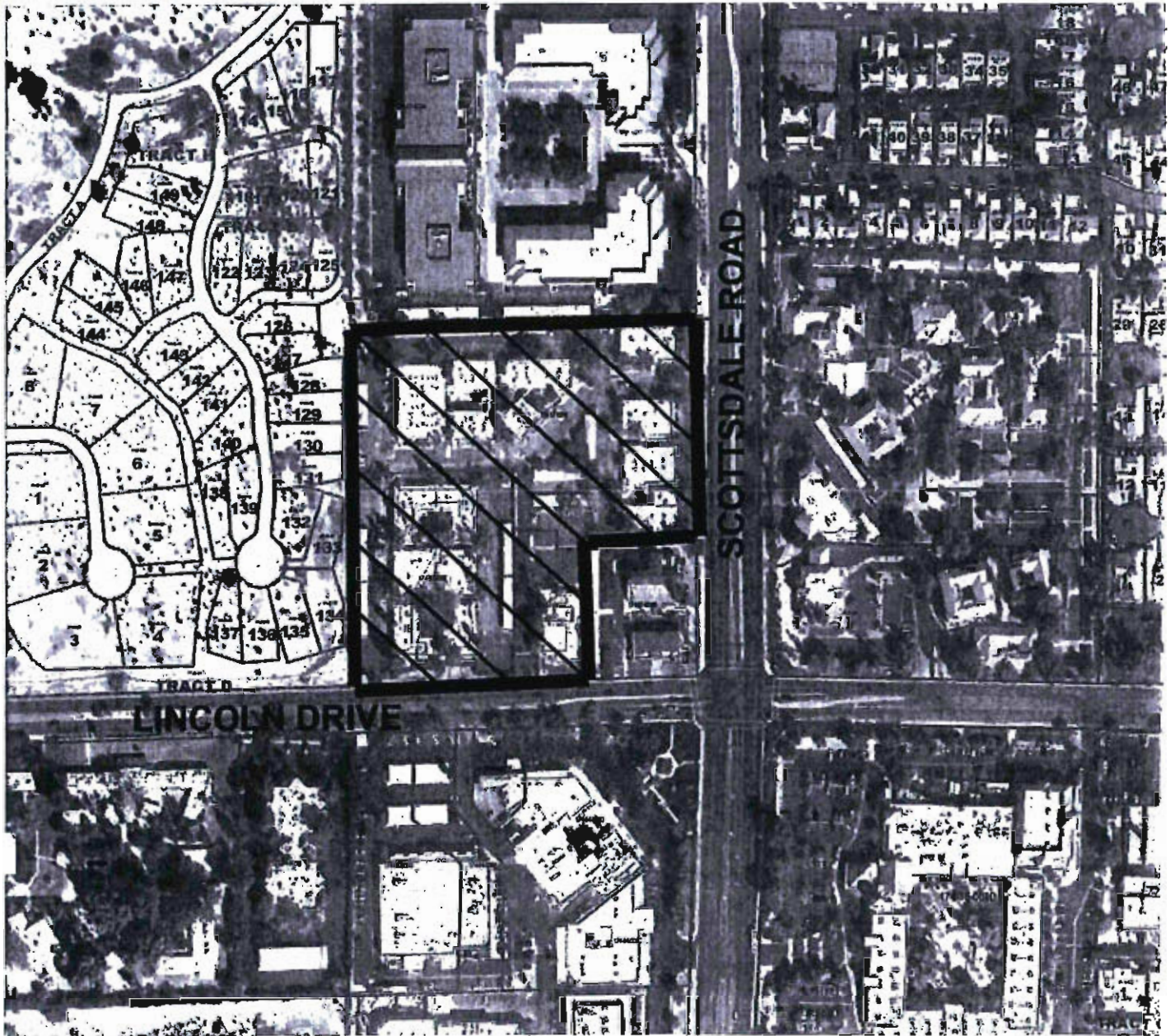
If this date and time are not convenient, we would be glad to meet or speak with you individually, please contact me at 602-346-4613. If you should have any questions or comments at any time during the rezoning process, please feel free to contact me. Additionally, any questions and/or comments can be directed to the City's Project Coordinator Brad Carr at 480-312-7713 or [bcarr@ScottsdaleAZ.gov](mailto:bcarr@ScottsdaleAZ.gov). The project case file number is 466-PA-2011 and once the application is filed it can be viewed by visiting the City's website [www.scottsdaleaz.gov/projects/projectsinprocess](http://www.scottsdaleaz.gov/projects/projectsinprocess).

In the future, you should be receiving notification postcards from the City of Scottsdale regarding the case and its scheduling for public hearings by the Planning Commission and City Council. Thank you for your courtesy and consideration.

Sincerely,

By  
Michelle Santoro  
Withey Morris, PLC

# Aerial



## Tab B





# Affidavit of Posting

**Required: Signed, Notarized originals.**  
**Recommended: E-mail copy to your project coordinator.**

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

**Case Number:** 466-PA-2011

**Project Name:** \_\_\_\_\_

**Location:** 6510 N. Scottsdale Rd.

**Site Posting Date:** 8/26/11

**Applicant Name:** Withey Morris, PLC

**Sign Company Name:** Dynamite Signs, Inc.

**Phone Number:** 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

*Pamela Savage*  
Applicant Signature

8-26-11  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

Acknowledged before me this the 26 day of Aug 20 11



*Heather Arenth*  
Notary Public

My commission expires: APR. 3 2015

## City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: Wednesday, September 7, 2011  
Time: 6:00 pm  
Location: St. Barnabas Church - St. John Room  
6715 N. Mockingbird Lane

Site Address: 6510 N. Scottsdale Road  
Scottsdale, AZ

### Project Overview:

- Description of Request: Rezone from C-O to PUD
- Description of Project and Proposed Use: Mixed-Use Residential & Retail Commercial
- Site Acreage: 7 Acres
- Site Zoning: C-O

### Applicant Contact:

Withey Morris, PLC  
Michelle Santoro 602-230-0600  
michelle@witheymorris.com

### City Contact:

Brad Carr  
480-312-7713  
bcarr@scottsdaleaz.gov

Pre-Application #: 466-PA-2011 Available at City of Scottsdale: 480-312-7000  
After submittal, project information is available at:  
[www.scottsdaleaz.gov/projects/ProjectsInProgress](http://www.scottsdaleaz.gov/projects/ProjectsInProgress)

Posting Date: 8/26/11

Penalty for removing or defacing sign prior to date of last hearing  
Applicant Responsible for Sign Removal

08/26/2011

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Penalty for removing or defacing sign prior to date of last hearing  
Applicant Responsible for Sign Removal

08/26/2011

# Tab C

**Open House Meeting**  
13-ZN-2011  
Scottsdale and Lincoln Mixed Use

**Date/Location:**

An open house meeting was held on September 7, 2011 from 6:00pm to 7:00pm at the St. Barnabas Church.

**Development Team Attendees:**

Jason Morris, Withey Morris, PLC  
Michelle Santoro, Withey Morris, PLC  
Michael Lieb  
Len Noel, Covington Asset Management, LLC  
Ian Sweirgol, Alliance Residential  
Rich Barber, ORB

**Public Attendees:**

Carol Robertson  
Jan Hess  
Fahi Nasser  
Bill Saul

**Minutes:**

Public attendees viewed the exhibits that were displayed then asked a series of questions generally regarding the architecture, the proposed uses and the proposed timeline for construction of the project. The meeting was positive with those in attendance in support for the project.

# SIGN-IN

## NEIGHBORHOOD MEETING NORTHWEST CORNER OF SCOTTSDALE ROAD AND LINCOLN DRIVE 6/7/11

NAME (Please Print)	ADDRESS	PHONE NO.	Email Address
1. Carol Robertson	7358 E. McEllan Scottsdale, AZ, 85250	480- 947-8816	robertsoncarol@gmail.com
2. Jan Hess	7346 E Kraus St Scottsdale AZ 85250	480 941-4013	Jh61111@cox.net
3. Fahi Nasser	P.O. Box 61655 Phx - AZ - 85082	602-625-5226	FNASSER390@AOL.com
4. Bill Saul	2390 E Camelback Phx AZ 85016	602-571-2233	billSAULE@gmail.com
5.			
6.			
7.			
8.			
9.			

## Tab D

**Phone Conversations**  
13-ZN-2011  
Scottsdale and Lincoln Mixed Use

**Conversation 1:**

A telephone conversation was held on September 8, 2011, with Lane Bridwell regarding the proposed project. Mr. Bridwell was unable to attend the open house and was curious if a gas station was proposed on the commercial portion of the property. It was explained to Mr. Bridwell that a gas station was not proposed on the property. He then stated that he was supportive of the project and excited to see the property developed.

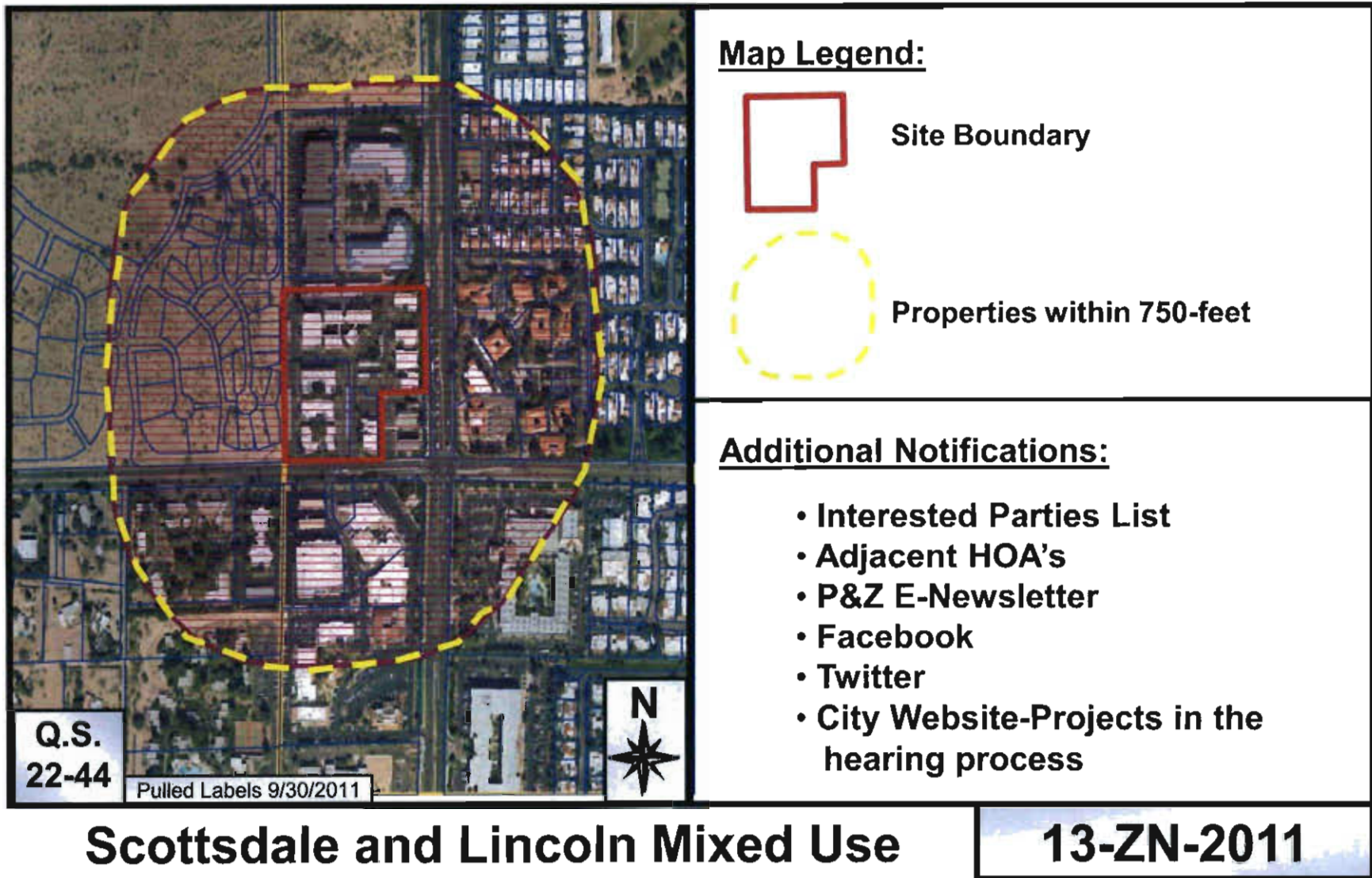
**Conversation 2:**

A telephone conversation was held on September 8, 2011 with Mark Cheney. Mr. Cheney is a resident of Cuernavaca and was unable to attend the open house. He asked about proposed commercial uses. He voiced his support for the project and was happy to see the property developed. He offered to write a letter of support for the case.



## City Notifications – Mailing List Selection Map

ATTACHMENT #8





**VICE-CHAIR GRANT MOVED TO APPROVE THE NOVEMBER 9, 2011 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).**

**CONTINUANCE AGENDA**

2. 9-ZN-2011 (Shea Memory Center)
3. 34-UP-2011 (Shea Memory Center)

**COMMISSIONER BRANTNER MOVED TO CONTINUE CASES 9-ZN-2011 AND 34-UP-2011 TO FEBRUARY 8, 2012. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).**

**EXPEDITED AGENDA**

4. 13-ZN-2011 (Scottsdale and Lincoln Mixed Use)

Roberto Duran provided comments on the proposal.

5. 40-UP-2011 (Browns Ranch Trailhead - MUMSP)
6. 9-AB-2011 (Sante Abandonment)
7. 6-TA-2011#2 (Vehicles / Automobiles Text Amendment)
8. 12-ZN-2011 (Scottsdale Water Campus)
9. 39-UP-2011 (Scottsdale Water Campus – Conditional Use Permit)
10. 37-UP-2011 (Scottsdale Water Campus – Municipal Use Master Site Plan)
11. Approval of the 2012 Calendar

**COMMISSIONER FILSINGER MOVED TO RECOMMEND THAT CITY COUNCIL APPROVE CASES 13-ZN-2011, 40-UP-2011, 9-AB-2011, 6-TA-2011#2, 12-ZN-2011, 39-UP-2011, AND 37-UP-2011, PER THE STAFF RECOMMENDED STIPULATIONS, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET, BASED UPON THE FINDING THAT THE MUNICIPAL USE MASTER SITE PLAN CRITERIA HAVE BEEN MET, AFTER DETERMINING THAT THE PROPOSED TEXT AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN, AFTER FINDING THAT THE PLANNED UNIT DEVELOPMENT CRITERIA HAVE BEEN MET, AFTER FINDING THAT THE PLANNED COMMUNITY DISTRICT CRITERIA HAVE BEEN MET, AND AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENTS ARE CONSISTENT AND CONFORM WITH THE ADOPTED GENERAL PLAN; AND MOVE TO APPROVE THE 2012 MEETING CALENDAR. SECONDED BY COMMISSIONER EDWARDS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at: [www.scottsdaleaz.gov/boards/PC.asp](http://www.scottsdaleaz.gov/boards/PC.asp)

**Item 5**

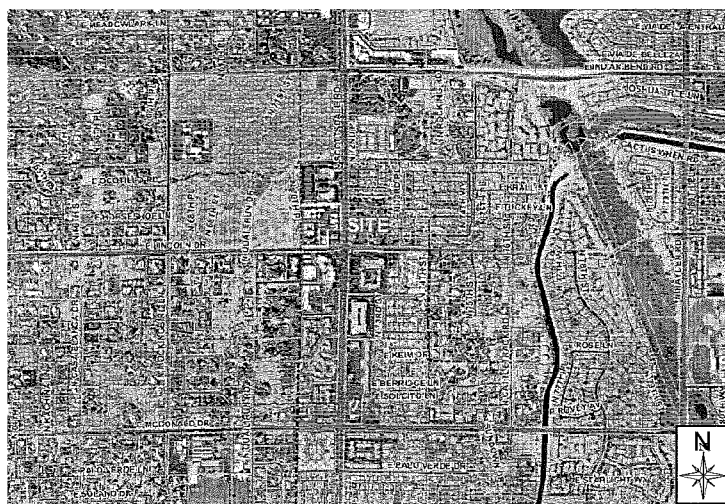
**Scottsdale and Lincoln Mixed Use**

**13-ZN-2011**

Coordinator: Brad Carr, AICP

January 24, 2012

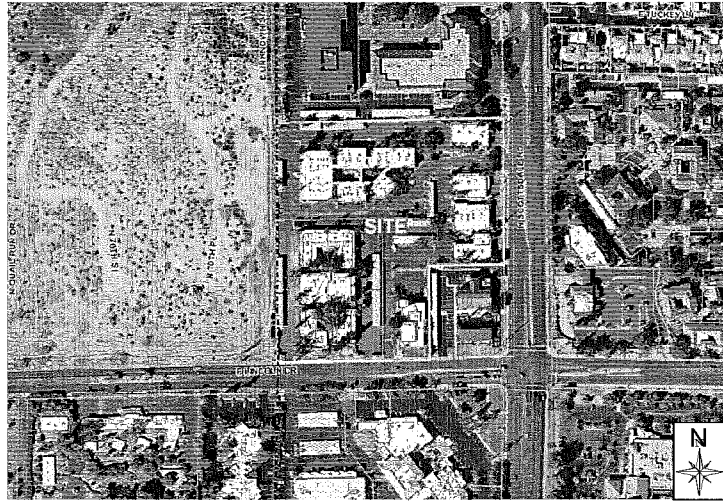
**Scottsdale and Lincoln Mixed Use**



CONTEXT AERIAL

13-ZN-2011

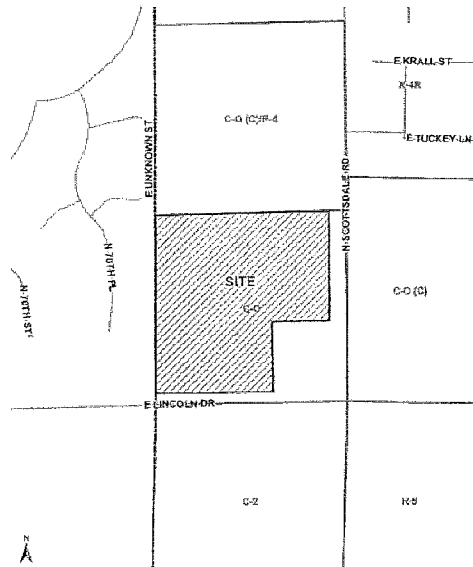
### Scottsdale and Lincoln Mixed Use



CLOSE AERIAL

13-ZN-2011

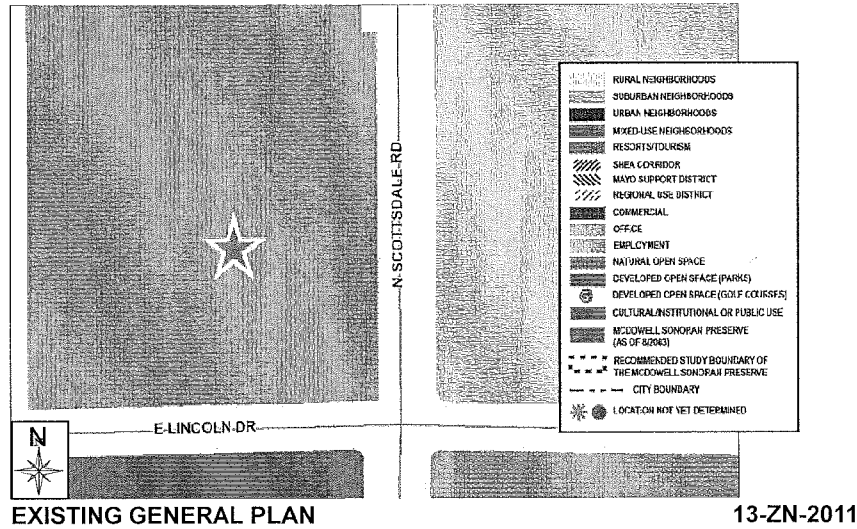
### Scottsdale and Lincoln Mixed Use



ZONING MAP

13-ZN-2011

## Scottsdale and Lincoln Mixed Use



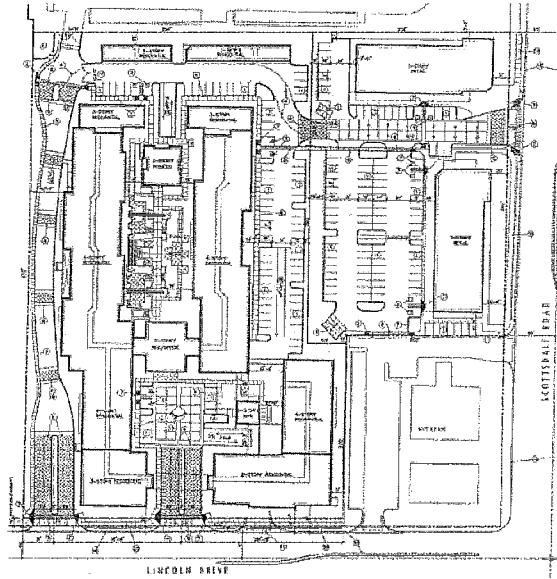
## Scottsdale and Lincoln Mixed Use

### Request

- Recommendation to the City Council regarding the proposed zoning district map amendment from Commercial Office (C-O) to Planned Unit Development (PUD) District zoning, including a Development Plan and amended development standards for Average Setback and Residential Open Space

13-ZN-2011

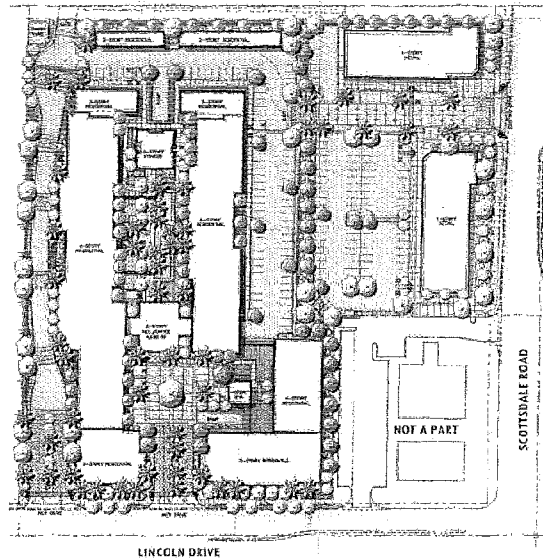
### Scottsdale and Lincoln Mixed Use



SITE PLAN

13-ZN-2011

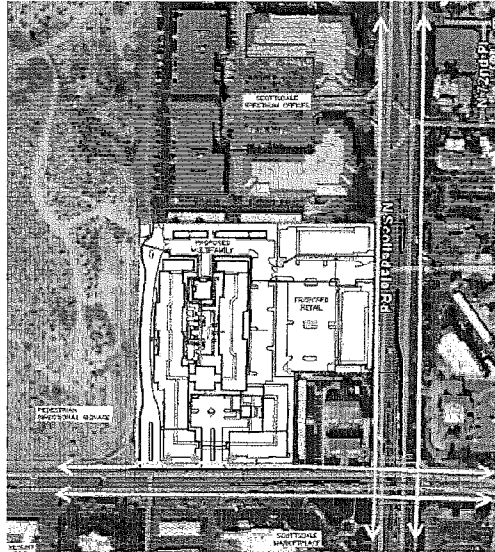
### Scottsdale and Lincoln Mixed Use



LANDSCAPE  
PLAN

13-ZN-2011

## Scottsdale and Lincoln Mixed Use



PEDESTRIAN CIRCULATION PLAN

13-ZN-2011

## Scottsdale and Lincoln Mixed Use



EAST ELEVATION



WEST ELEVATION

- NOTES TO THE ARCHITECT:
- 1. SEE ARCHITECT'S NOTES FOR MATERIALS AND FINISHES.
- 2. SEE ARCHITECT'S NOTES FOR LIGHTING FIXTURES AND SCHEDULE.
- 3. SEE ARCHITECT'S NOTES FOR LANDSCAPE AND PLANTING.
- 4. SEE ARCHITECT'S NOTES FOR SIGNAGE AND GRAPHIC DESIGN.
- 5. SEE ARCHITECT'S NOTES FOR FURNITURE AND FIXTURES.
- 6. SEE ARCHITECT'S NOTES FOR EQUIPMENT AND UTILITIES.
- 7. SEE ARCHITECT'S NOTES FOR SPECIALTIES AND MILLWORK.
- 8. SEE ARCHITECT'S NOTES FOR PAINTS AND COATINGS.
- 9. SEE ARCHITECT'S NOTES FOR GLASS AND GLAZING.
- 10. SEE ARCHITECT'S NOTES FOR METALS AND FABRICATION.



NORTH ELEVATION

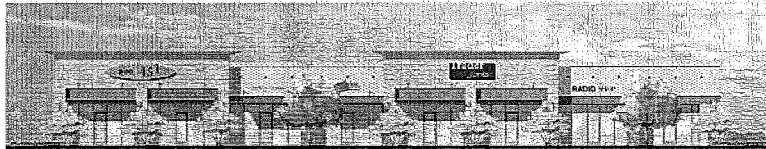


SOUTH ELEVATION (LINCOLN DR)

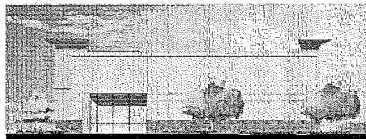
RESIDENTIAL ELEVATIONS

13-ZN-2011

### Scottsdale and Lincoln Mixed Use



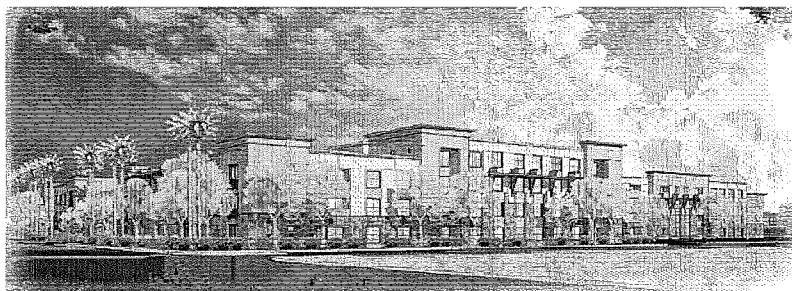
RETAIL ELEVATION



COMMERCIAL ELEVATIONS

13-ZN-2011

### Scottsdale and Lincoln Mixed Use



PERSPECTIVES

13-ZN-2011



### **Scottsdale and Lincoln Mixed Use**

- Applicant is requesting to amend the Average Setback requirement along the project's N. Scottsdale Road frontage from 32 feet to 41 feet to allow the proposed buildings to more appropriately fit within the existing character of the area.
- Applicant is requesting to amend the private outdoor living space requirement so that 50% of total units meet the Zoning Ordinance requirement and the remaining 50% would have a minimum four (4) square foot "juliet" type balcony.

AMENDED DEVELOPMENT STANDARDS

13-ZN-2011

### **Scottsdale and Lincoln Mixed Use**

#### **Case Facts**

- |                              |                                     |
|------------------------------|-------------------------------------|
| • Existing Use:              | Vacant office use                   |
| • Proposed Use:              | Multi-family residential and retail |
| • Parcel Size:               | 7.5 net acres (8.44 gross acres)    |
| • Building Size:             | 326,000 square feet                 |
| • Floor Area Ratio Allowed:  | 0.8 FAR (for commercial uses)       |
| • Floor Area Ratio Proposed: | 0.07 FAR (for commercial uses)      |
| • Building Height Allowed:   | 48 feet                             |
| • Building Height Proposed:  | Varies – no more than 48 feet       |
| • Parking Required:          | 482 spaces                          |
| • Parking Provided:          | 498 spaces                          |
| • Open Space Required:       | 36,774 square feet                  |
| • Open Space Provided:       | 93,997 square feet                  |
| • Density Allowed:           | Density determined by DP            |
| • Density Proposed:          | 31.3 dwelling units per gross acre  |

13-ZN-2011

Item 5

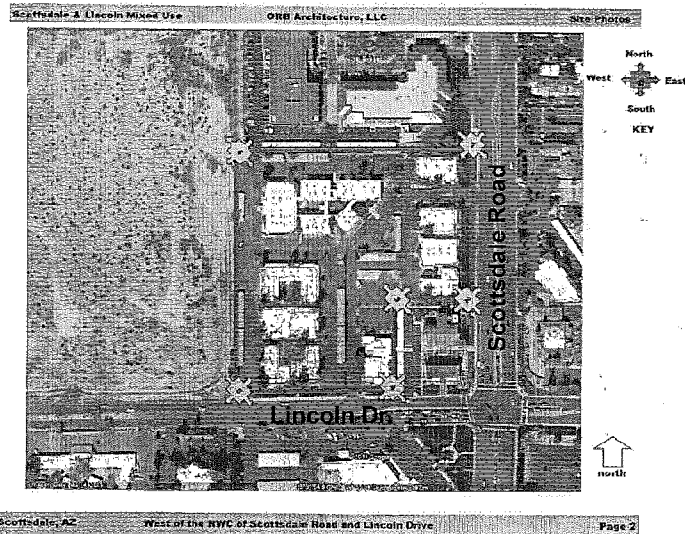
# Mixed Use PUD Development

13-ZN-2011

NWC of Scottsdale Road & Lincoln Drive  
Rezone from C-O to PUD (Mixed Use)

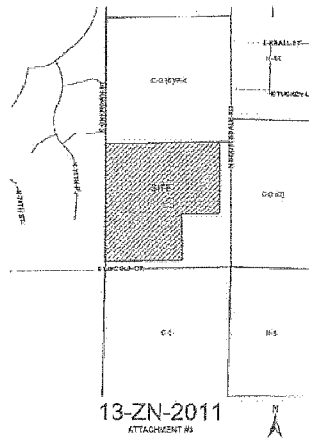
Withey Morris, PLC

## Site Aerial



Withey Morris, PLC

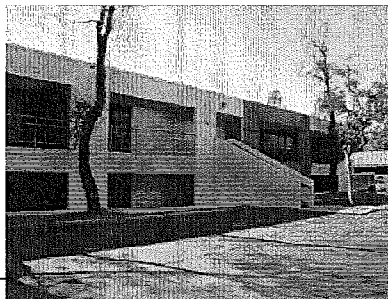
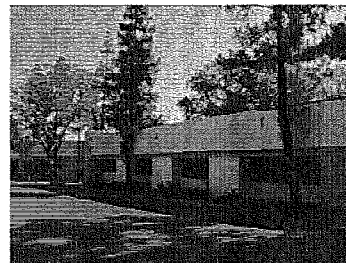
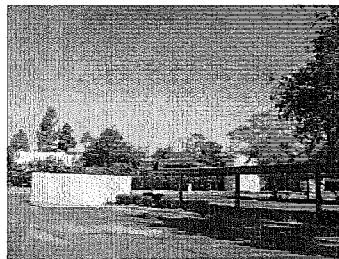
## Current Zoning



**Withey Morris, PLC**

3

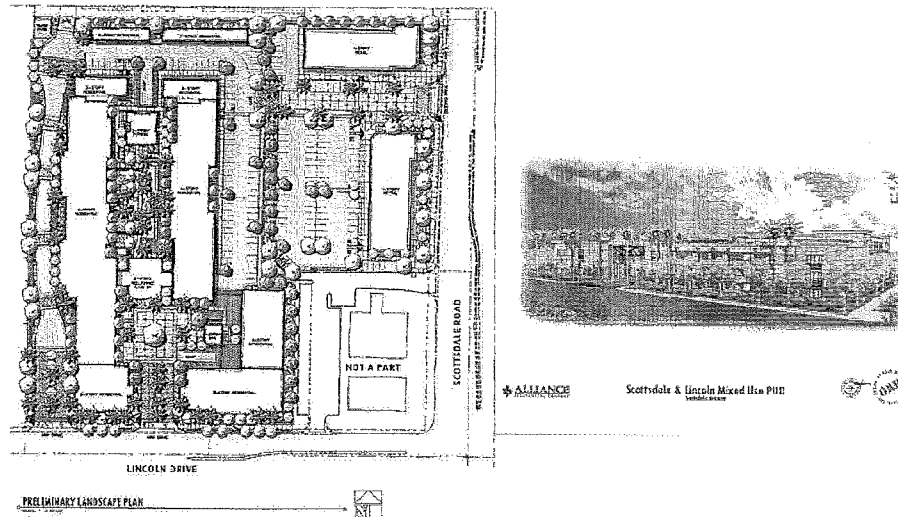
## Existing Site Condition



## Withey Morris, PLC

4

## Proposed PUD Development



5

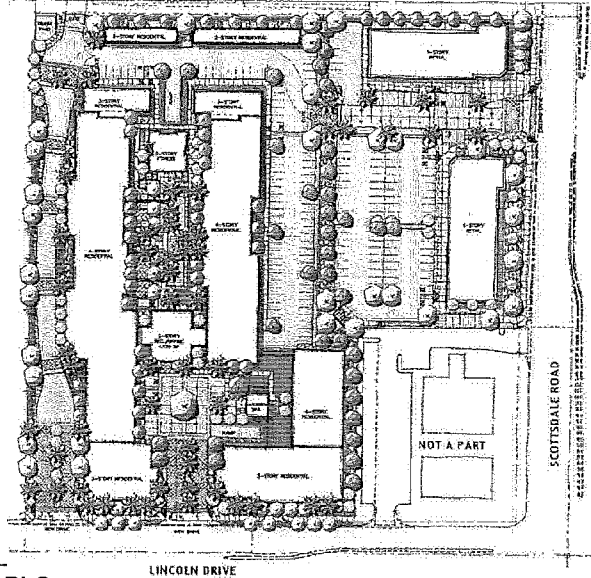
## Rezoning Request

- ☐ Rezone from C-O to Planned Unit Development ("PUD")
- ☐ The PUD will allow for an attractive, cohesive development that will integrate both residential and retail uses, while providing ample open space and landscaping.
- ☐ Eight Separate Buildings
  - ☐ 6 Multi-Family Buildings, 2 Commercial/Retail Buildings
  - ☐ 326,000 SF of building area
  - ☐ 264 Residential Units
  - ☐ Density: 31.28 du/acre
  - ☐ 23,000 SF of Retail Space
  - ☐ Maximum Height of 48 Feet
  - ☐ Subterranean Parking Structure

Withey Morris, PLC

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## Site Plan



Withey Morris, PLC

PRELIMINARY LANDSCAPE PLAN  
SCALE: 1" = 40'-0"

LINCOLN DRIVE

SCOTTSDALE ROAD



7

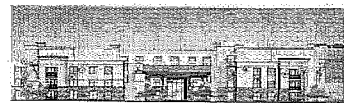
## Elevations



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION (LINCOLN DR)

- NOTES:
1. SEE PLAN FOR LOCATION
  2. SEE PLAN FOR LOCATION
  3. SEE PLAN FOR LOCATION
  4. SEE PLAN FOR LOCATION
  5. SEE PLAN FOR LOCATION
  6. SEE PLAN FOR LOCATION
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  8. SEE PLAN FOR LOCATION
  9. SEE PLAN FOR LOCATION
  10. SEE PLAN FOR LOCATION

ALLIANCE  
ARCHITECTURAL COMPANY

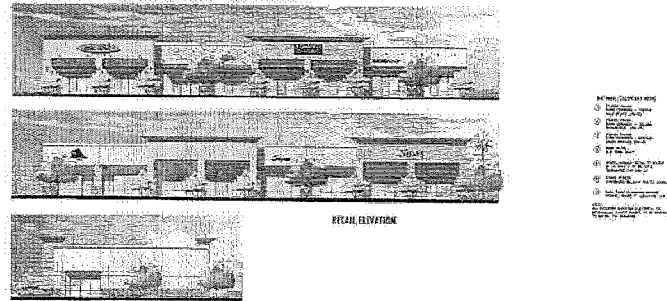
Scottsdale & Lincoln Mixed Use PUD  
Scottsdale, Arizona



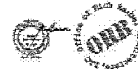
Withey Morris, PLC

8

## Elevations

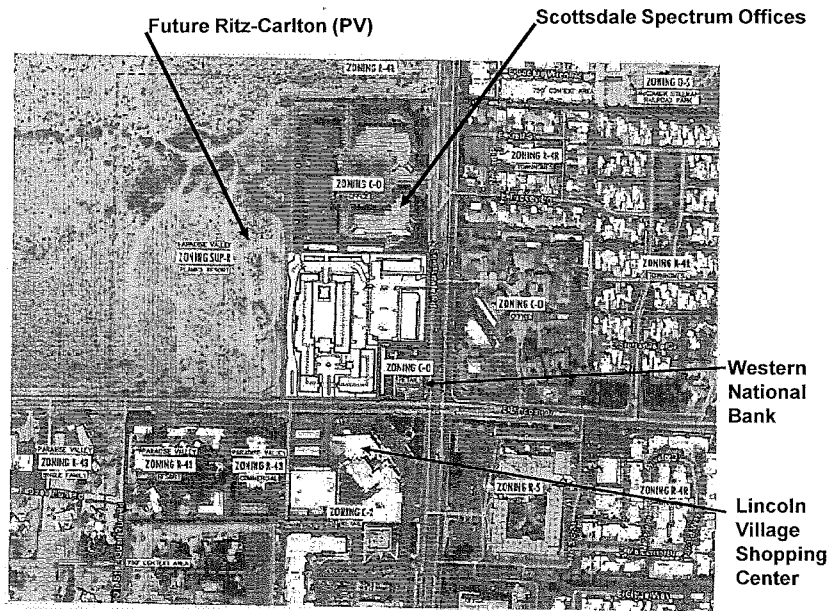


Scottsdale & Lincoln Mixed Use PUD  
Scottsdale, Arizona



Withey Morris, PLC

## Adjacent Neighbors



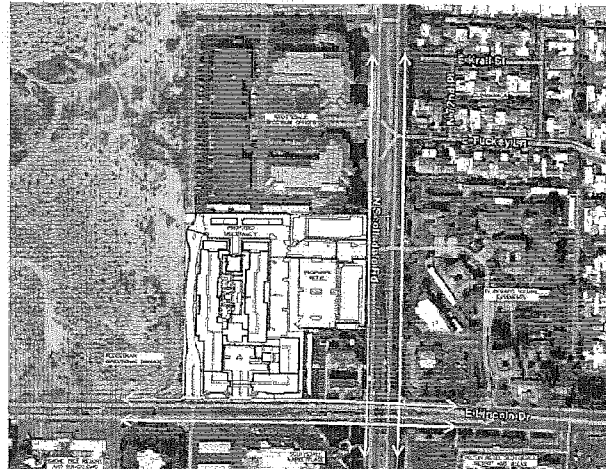
## PUD Review Standards

- ☐ (1) The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.
  - ☐ Promotes revitalization of the area by redeveloping an existing, deteriorating, and underutilized site into a beneficial use that will ensure the sustainability of surrounding uses.
  - ☐ Proposed development promotes the goals, policies and guidelines of the General Plan by:
    - ☐ Expanding the diversity of land uses in the resort corridor area
    - ☐ Providing usable open space as part of the development
    - ☐ By providing pedestrian connections to existing developments in the surrounding area.
  - ☐ Efficient use of existing access points and pedestrian connections
  - ☐ Appropriate setbacks that still allow for pedestrian interaction with retail uses
  - ☐ Majority of parking is located underground, reducing negative visual impacts
  - ☐ New development will increase property values for neighbors

Withey Morris, PLC

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## Access & Pedestrian Circulation



PEDESTRIAN CIRCULATION PLAN

**ALLIANCE**  
RESIDENTIAL COMPANY

Withey Morris, PLC

Scottsdale & Lincoln Mixed Use PUD  
Scottsdale, Arizona





## PUD Review Standards

- ☐ (2) The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.
  - ☐ Current zoning is Commercial Office District (C-O)
  - ☐ C-O does not permit non-medical-based multi-family residential, which is a significant component of the proposed mixed-use development.
  - ☐ Therefore, the PUD is necessary to not only allow for this mixed use, but also to promote the goals of the Southern Scottsdale Character Area Plan, which designates this property as "Mixed-Use Neighborhoods" – a category which promotes higher density housing.

Withey Morris, PLC

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## PUD Review Standards

- ☐ (3) The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.
  - ☐ The site is located within a larger area which contextually promotes a mixture of residential, retail, office, hotel/resort, and other employment uses, making this an extremely compatible area for the proposed PUD.
  - ☐ The proposed mixed-use development will promote the stability and integrity of the surrounding uses by introducing a residential use that will sustain and strengthen the existing retail, commercial, and employment uses.
  - ☐ Careful consideration of the location and proximity of this building to adjacent properties has assured that solar shading of adjacent land will not occur.
    - ☐ It is important to note that the property to the north is at a higher grade
    - ☐ The proposed buildings are taller than the existing buildings, but are appropriate and in context with existing and approved heights at this intersection

Withey Morris, PLC

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## PUD Review Standards

- ☐ (4) There is adequate infrastructure and city services to serve the development.
  
- ☐ City of Scottsdale Staff have determined that there are adequate infrastructure and city services to serve the proposed PUD development.

---

Withey Morris, PLC

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## PUD Review Standards

- ☐ (5) The proposal must also meet two additional criteria:
  - ☐ The proposed development is not located within an area zoned Environmentally Sensitive Lands Ordinance (ESL), nor is it within the boundaries of the Downtown Area.
  - ☐ The proposed development fronts onto both a major arterial street and minor collector street, as defined by the Transportation Master Plan.

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Withey Morris, PLC

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## Amended Development Standards (Private Outdoor Living Space – Balconies)

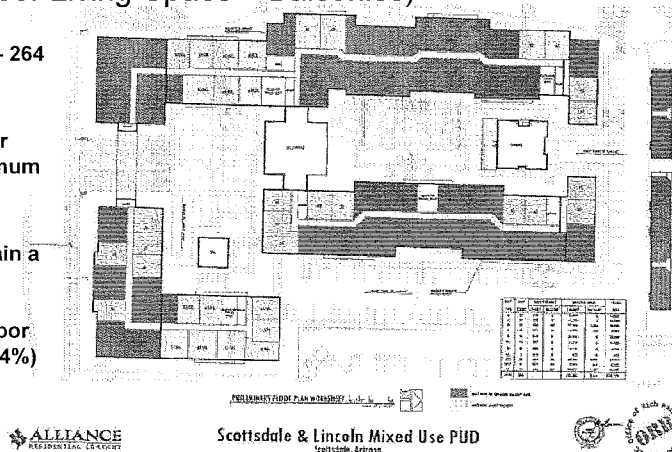
- ☐ We are merely requesting to modify the development standard
- ☐ The current standard requires that each dwelling unit be provided an adjoining private outdoor living space equal to a minimum of five (5) percent of the gross floor area of the dwelling unit.
- ☐ Our modified standard is proposed as follows:
  - ☐ Private patios or balconies shall be provided to one-hundred (100) percent of the total dwelling units. Private outdoor living space shall be provided adjoining fifty (50) percent of the total dwelling units, equal to a minimum of five (5) percent of the gross floor area of the dwelling unit. Juliet Balconies shall be provided to the remaining fifty (50) percent of the total dwelling units, equal to four (4) square feet of private outdoor living space per unit.
- ☐ Note: The standard was approved by the Development Review Board

Withey Morris, PLC

17

## Amended Development Standard (Private Outdoor Living Space – Balconies)

- ☐ Example Floor Plan - 264 Total Units
- ☐ GREEN units meet or exceed the 5% minimum (148 units – 56%)
- ☐ YELLOW units contain a Juliet balcony and a significant level of connectivity to outdoor space. (118 units – 44%)

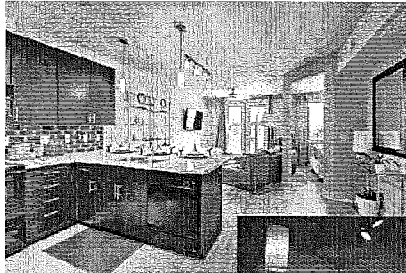


Withey Morris, PLC

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## Amended Development Standard (Private Outdoor Living Space – Balconies)

- ❑ Sample “Juliet Balcony” with dual French doors consistent with -40% of the units at the proposed development.
- ❑ The space is better utilized on the interior given the urban and open floor plan design.
- ❑ Unit retains a high degree of connectivity, both visually and physically, to the outside environment

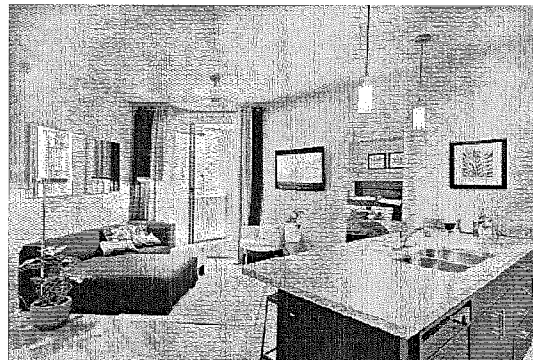


**Withey Morris, PLC**

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## Amended Development Standard (Private Outdoor Living Space – Balconies)

- ❑ Example of an exterior patio configuration consistent with -56% of the units at the proposed development



**Withey Morris, PLC**

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## Amended Development Standard (Private Outdoor Living Space – Balconies)

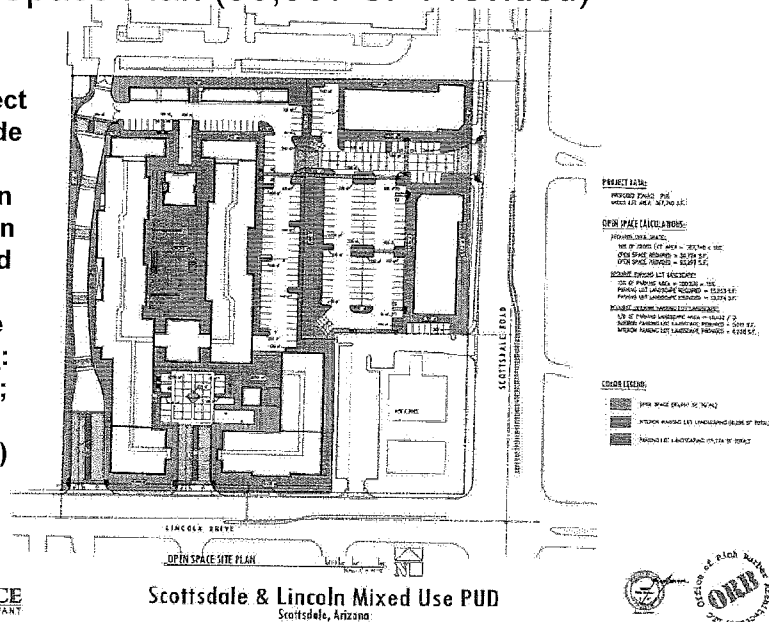
- ❑ This is not a blanket elimination of the standard, the majority of units will still have private opens space balconies, while all others will have “Juliet” balconies.
- ❑ Neighborhood Considerations: during our conversations with our neighbors (to the west and north) they expressed a strong preference for not having every unit with an exterior balcony looking down on the adjacent properties.
- ❑ In general, unit designs are becoming more urban in nature (e.g. open spacing, hard surfaces, reduced unit sizes) and the private balconies are not being utilized nor valued in the market rental community.
- ❑ Any reduction in private open space is offset by the abundance of public open space provided in this development – 2.6 times more than what is required.
- ❑ The open space is better suited/allocated in public open spaces through enhanced fitness centers, multiple outdoor dining/BBQ areas, boutique-hotel pool settings, WiFi enabled indoor/outdoor gathering areas, etc.

Withey Morris, PLC

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## Open Space Plan (93,997 SF Provided)

- ❑ This project will provide 2.6 times more open space than is required by the ordinance  
(Required: 36,774 SF;  
Provided: 93,997 SF)



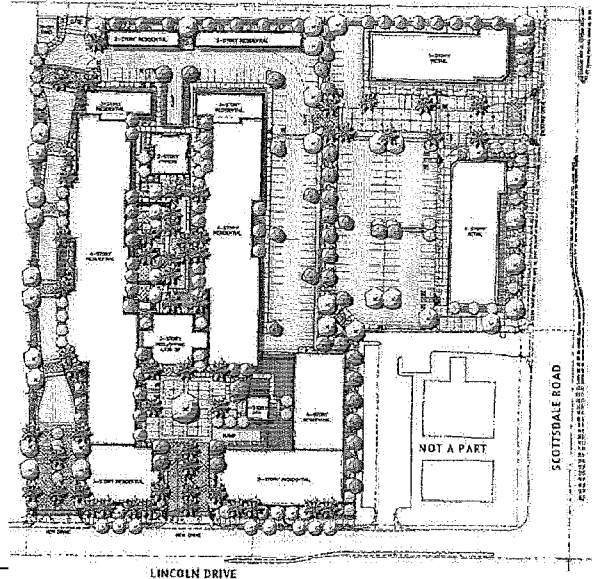
## Amended Development Standards (Minimum & Average Setback Along Scottsdale Rd.)

- ☐ Per the Development Review Board's request, we are amending the development standard for the eastern setback along Scottsdale Road.
- ☐ Section 5.5005.E.1 requires that developments within a PUD district shall have an average setback of 32 feet along arterial streets (Scottsdale Road) from the planned curb line.
- ☐ Our modified standard is proposed as follows:
  - ☐ *The average setback along Scottsdale road shall be 41'-0" from the planned curb line.*
- ☐ DRB wanted the buildings fronting on Scottsdale Rd. to be located further back in order to more closely mimic the existing buildings located north and south of the site.
- ☐ The increased setback will still allow for pedestrian connectivity while providing additional landscaping.

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## Site Plan



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PRELIMINARY LANDSCAPE PLAN  
DATE: 1/25/2012



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## Additional Environmental Benefits

- ☐ Design maximizes efficient use of space via a vertically stacked floor area plan, which has left ample room for landscaping (35%) and open space
- ☐ Underground parking minimizes impervious surfaces and reduces the heat-island effect
- ☐ Site landscaping requires minimal water by utilizing indigenous plants
- ☐ Building design results in solar shading and shade elements are proposed for most of the building windows.

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## Solar Shading Example



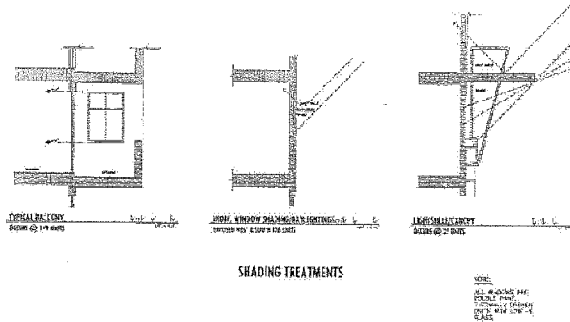
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## Solar Window Shading

- ❑ 56% of the units will have a recessed patio condition that will provide shading for the windows

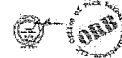
- ❑ A third-story lightshelf / canopy will provide shade to all third story unit windows



- ❑ Remaining windows at select locations (includes all west and south facing units) will have an individual lightshelf integrated into the window to provide the shading necessary

ALLIANCE  
ARCHITECTURAL COMPANY

Scottsdale & Lincoln Mixed Use PUD  
Scottsdale, Arizona



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## Mixed Use PUD Development

13-ZN-2011

NWC of Scottsdale Road & Lincoln Drive  
Rezone from C-O to PUD (Mixed Use)

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**Stevens, Katie**

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**From:** dalt1@q.com  
**Sent:** Tuesday, January 24, 2012 10:09 AM  
**To:** Jagger, Carolyn; Stevens, Katie  
**Subject:** Agenda Item Comment for 01/24/12 - Item Consent Agenda 5

Meeting Date: 01/24/12  
Item Number: Consent Agenda 5

Contact Information (if blank, user did not provide):

Name: Richard Alt  
Address: 7532 E. Cactus Wren Rd.  
C/S/Z: Scottsdale, AZ 85250  
Phone: 480-596-9522

Comment for 01/24/12 Item Consent Agenda 5:

For this size development it should certainly not be on the Consent Agenda. This affects a vast group of homeowners directly affected by this too large, excessive height and major traffic congestion implications.

This type of developmeny has no business being approved. At the very least give the neighborhoods the ability to input to the process. Please take off the Consent Agenda and reschedule for a more in-depth assessment by placing on the regular agenda.